

March 21, 2017

**SAN ANTONIO ZONING COMMISSION  
OFFICIAL MINUTES  
March 21, 2017**

DRAFT

The Zoning Commission of the City of San Antonio meets in the 1<sup>st</sup> Floor, Tobin Room of the Cliff Morton Development and Business Services Center at 1901 S. Alamo.

**1:05 PM – Public Hearing**

Roll Call

**Present:** Romero, Head, McGhee, Kamath, Rosalez, Rose-Gonzales, Greer, Nix, Garcia

**Absent:** Diaz-Sanchez, Briones

Viviana Meskill, SEFLA Languages, translator was present.

**COMBINED HEARING:**

**Item 4 ZONING CASE # Z2017070 (Council District 4):** A request for a change in zoning from "MI-1 AHOD" Mixed Light Industrial Airport Hazard Overlay District, "RD-FDP AHOD" Rural Development Flex Development Plan Airport Hazard Overlay District, "RD-CS AHOD" Rural Development Conservation Subdivision Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 99.95 acres out of CB 4296, CB 4297 and CB 4298 and "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on 434.27 acres out of CB 4296 and CB 4298, generally located at the southwest corner of State Highway 16 and Watson Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17022)

Staff mailed 35 notices to the surrounding property owners, 1 returned in favor, and 0 returned in opposition.

**COMMISSION ACTION**

A motion was made by Commissioner Garcia and seconded by Commissioner McGhee to recommend Approval.

**AYES:** Romero, Head, McGhee, Kamath, Rosalez, Rose-Gonzales, Greer, Nix, Garcia

**NAY:** None

**THE MOTION CARRIED**

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- Item 5 ZONING CASE # Z2017074 (Council District 4):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 18.36 acres out of NCB 15269, generally located in the 5400 block of Ray Ellison Boulevard. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17025)

Staff mailed 16 notices to the surrounding property owners, 1 returned in favor, and 0 returned in opposition. No responses from the People Active in Community Effort, Southwest Community Association, and the Valley Forest Neighborhood Association.

#### **COMMISSION ACTION**

A motion was made by Commissioner Garcia and seconded by Commissioner McGhee to recommend Approval.

**AYES: Romero, Head, McGhee, Kamath, Rosalez, Rose-Gonzales, Greer, Nix, Garcia**  
**NAY: None**

#### **THE MOTION CARRIED**

- Item 6 ZONING CASE # Z2017075 (Council District 5):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 20 and the North 22 Feet of Lot 19, Block 13, NCB 7499, located at 240 Carlota Avenue. Staff recommends Approval.

Staff mailed 28 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Loma Park Neighborhood Association.

#### **COMMISSION ACTION**

A motion was made by Commissioner Garcia and seconded by Commissioner McGhee to recommend Approval.

**AYES: Romero, Head, McGhee, Kamath, Rosalez, Rose-Gonzales, Greer, Nix, Garcia**  
**NAY: None**

#### **THE MOTION CARRIED**

- Item 7 ZONING CASE # Z2017076 (Council District 3):** A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 0.830 acres out of NCB 10937, located in the 800 block of Hot Wells Boulevard. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17026)

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Staff mailed 18 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Highland Hills Neighborhood Association.

#### **COMMISSION ACTION**

A motion was made by Commissioner Garcia and seconded by Commissioner McGhee to recommend Approval.

**AYES: Romero, Head, McGhee, Kamath, Rosalez, Rose-Gonzales, Greer, Nix, Garcia**

**NAY: None**

#### **THE MOTION CARRIED**

- Item 8 ZONING CASE # Z2017077 CD (Council District 4):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales on 0.386 acres out of NCB 11254 and the South 140 Feet of the North 160 Feet of Lots 18 and 19, Block 1, NCB 11254, located at 7119 New Laredo Highway and 3618 Southwest Military Drive. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17027).

Staff mailed 16 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and no response from the Quintana Community Association.

#### **COMMISSION ACTION**

A motion was made by Commissioner Garcia and seconded by Commissioner McGhee to recommend Approval.

**AYES: Romero, Head, McGhee, Kamath, Rosalez, Rose-Gonzales, Greer, Nix, Garcia**

**NAY: None**

#### **THE MOTION CARRIED**

- Item 10 ZONING CASE # Z2017081 (Council District 5):** A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on Lots 17 and 18, Block 39, NCB 3442, located at 107 Royston Avenue. Staff recommends Approval.

Staff mailed 15 notices to the surrounding property owners, 1 returned in favor, and 0 returned in opposition.

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### **COMMISSION ACTION**

A motion was made by Commissioner Garcia and seconded by Commissioner McGhee to recommend Approval.

**AYES: Romero, Head, McGhee, Kamath, Rosalez, Rose-Gonzales, Greer, Nix, Garcia**

**NAY: None**

### **THE MOTION CARRIED**

- Item 11 ZONING CASE # Z2017082 (Council District 2):** A request for a change in zoning from "MF-33 EP-1 AHOD" Multi-Family Facility Parking/Traffic Control Overlay Airport Hazard Overlay District to "IDZ EP-1 AHOD" Infill Development Zone Facility Parking/Traffic Control Overlay Airport Hazard Overlay District for Multi-Family uses not to exceed 25 units per acre on Lots 8-12, Block 12, NCB 1309; Lots 15-34, Block 13, NCB 1344; and Lots 13-20 and 22-25, Block 14, NCB 1328, generally located on multiple properties generally bounded by Burleson Street to the north, Hays Street to the south, Hudson Street to the west, and North Walters Street to the east. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17028)

Staff mailed 33 notices to the surrounding property owners, 1 returned in favor, and 0 returned in opposition. No response from the Harvard Place-Eastlawn Neighborhood Association.

### **COMMISSION ACTION**

A motion was made by Commissioner Garcia and seconded by Commissioner McGhee to recommend Approval.

**AYES: Romero, Head, McGhee, Kamath, Rosalez, Rose-Gonzales, Greer, Nix, Garcia**

**NAY: None**

### **THE MOTION CARRIED**

- Item 12 ZONING CASE # Z2017083 (Council District 5):** A request for a change in zoning from "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Multi-Family uses not to exceed 21 units per acre to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Multi-Family uses not to exceed 21 units per acre on Lots 11 and 24, Block 4, NCB 2568, located at 415 East Cevallos Street. Staff recommends Approval.

Staff mailed 15 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and the Lone Star Neighborhood Association is in favor.

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### **COMMISSION ACTION**

A motion was made by Commissioner Garcia and seconded by Commissioner McGhee to recommend Approval.

**AYES: Romero, Head, McGhee, Kamath, Rosalez, Rose-Gonzales, Greer, Nix, Garcia**

**NAY: None**

### **THE MOTION CARRIED**

- Item 13 ZONING CASE # Z2017084 S (Council District 3):** A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "R-6 S AHOD" Residential Single-Family Airport Hazard Overlay District with Specific Use Authorization for a Childcare Daycare Center on Lots 1 and 2, Block 3, NCB 9475, located at 7223 Green Oak Place. Staff recommends Approval.

Staff mailed 20 notices to the surrounding property owners, 0 returned in favor, 1 returned in opposition.

### **COMMISSION ACTION**

A motion was made by Commissioner Garcia and seconded by Commissioner McGhee to recommend Approval.

**AYES: Romero, Head, McGhee, Kamath, Rosalez, Rose-Gonzales, Greer, Nix, Garcia**

**NAY: None**

### **THE MOTION CARRIED**

### **Postponed/Withdrawn**

Item # 1    **Z2017080**    Withdrawn

### **REQUESTED CONTINUANCES**

- Item 2 (Continued from 02/21/17) ZONING CASE # Z2017061 H (Council District 1):** A request for a change in zoning to apply the Tobin Hill North Historic District "H" to existing "C-2 AHOD" Commercial Airport Hazard Overlay District; "O-2 AHOD" High-Rise Office Airport Hazard Overlay District, "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District, "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District, "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District on 13.75 acres of land on multiple properties located in the 200 - 700 Block of East Mistletoe Avenue, the 100 Block of Ewald Street, the 200 Block of Valentino Place, the 200 Block of Carleton Street, the 2500 Block of McCullough Avenue, and the 100 Block of Kings Court. Staff recommends Approval.

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Staff stated the applicant has requested a continuance to May 16, 2017.

**The following citizens appeared to speak:**

Frederica Kushner, passed time.

**COMMISSION ACTION**

A motion was made by Commissioner Garcia and seconded by Commissioner McGhee for a continuance to May 16, 2017.

**AYES: Romero, Head, McGhee, Kamath, Rosalez, Rose-Gonzales, Greer, Nix, Garcia**

**NAY: None**

**THE MOTION CARRIED**

**Item 9 ZONING CASE # Z2017079 (Council District 4):** A request for a change in zoning from "NP-8 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District on P-37 ABS 16, NCB 15261, generally located in the 5800 block of Elm Valley Drive. Staff recommends Approval.

Staff stated the applicant requested a continuance to April 4, 2017.

**COMMISSION ACTION**

A motion was made by Commissioner Kamath and seconded by Commissioner Garcia for a continuance to April 4, 2017.

**AYES: Romero, Head, McGhee, Kamath, Rosalez, Rose-Gonzales, Greer, Nix, Garcia**

**NAY: None**

**THE MOTION CARRIED**

**INDIVIDUAL CONSIDERATION**

**Item 3 (Continued from 03/07/17) ZONING CASE # Z2017065 (Council District 1):** A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses Lots 2 and 4, Block 25, NCB 366, and the West 64 feet of Lots 2 and 4, Block 25, NCB 366, and Lot 6, Block 25, NCB 366, and Lot 8 EXC the South 15 feet of West 28 feet, Block 25, NCB 366, located at 411 and 415 Lewis Street and 302 and 312 West Evergreen Street. Staff recommends Approval. Staff mailed 25 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and the Tobin Hill Community Association is in favor.

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David Dye, representative, stated the planned project is for 27 single family units. The representative also stated he has worked with the community and the zoning commissioners for clarity on the project specifications.

**The following citizens appeared to speak:**

Roger Moore, architect and president of a surrounding neighborhood association, stated he is in favor of the type of project, but concerned with the proposed density.

Ben Fairbank, President of the Tobin Hill Community Association, stated the neighborhood association agrees the planned project is compatible with the land use in the area.

**COMMISSION ACTION**

A motion was made by Commissioner Garcia and seconded by Commissioner Greer to recommend Approval.

**AYES: Romero, Head, McGhee, Kamath, Rosalez, Greer, Nix, Garcia**

**NAY: Rose-Gonzales**

**THE MOTION CARRIED**

**Item 14 ZONING CASE # Z2017085 (Council District 2):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on the West 96 Feet of 13 ARB A-25, Block N PT 20, NCB 485, located at 216 Oleander Street. Staff recommends Approval.

Staff mailed 26 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Government Hill Alliance Neighborhood Association.

Anna Villalobos, property owner, stated the request is for (3) three single-bedroom units to rent to business individuals or college students. She stated the plans include adequate parking, and to refurbish the existing structure.

**The following citizens appeared to speak:**

Olga Guerra, spoke in opposition.

Rose Hill, President of the Government Hill Alliance NA, requested more time to work with the property owner for clarification on the proposed plan.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

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### **COMMISSION ACTION**

A motion was made by Commissioner Head and seconded by Commissioner Garcia for a continuance to April 4, 2017.

**AYES: Romero, Head, McGhee, Kamath, Rosalez, Rose-Gonzales, Greer, Nix, Garcia**

**NAY: None**

### **THE MOTION CARRIED AS DENIAL**

**Item 15 ZONING CASE # Z2017087 (Council District 1):** A request for a change in zoning from "C-3NA H AHOD" General Commercial Nonalcoholic Sales Tobin Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Tobin Hill Historic Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "R-4" Residential Single-Family District on Lot 16, Block 14, NCB 1735, located at 2213 North St. Mary's Street. Staff recommends Approval.

Staff mailed 17 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and the Tobin Hill Community Association is in favor.

Joseph Smith, applicant, stated the request is for an office and residential combination property. The applicant stated the ground level will be for the office, and the two upper floors will be the primary residence.

### **The following citizens appeared to speak:**

Yolanda Garza, citizen left the Zoning Commission.

Rose Hill, stated she has concerns and questions regarding the project.

Gisele Gonzalez, yielded minutes to Rose Hill.

Les Lobo, yielded minutes to Rose Hill.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

### **COMMISSION ACTION**

A motion was made by Commissioner Garcia and seconded by Commissioner Greer to recommend Approval.

**AYES: Romero, Head, McGhee, Kamath, Rosalez, Rose-Gonzales, Greer, Nix, Garcia**

**NAY: None**

### **THE MOTION CARRIED**



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**Item 16    Consideration of the March 7, 2017 Zoning Commission Minutes**

Chairwoman Romero motioned for approval of the minutes and all the Commissioners voted in the affirmative.

**Director's Report:**

- Financial Disclosure Reports
- Lunch Work Session for May 16, 2017

There being no further business, the meeting was adjourned at 2:28 p.m.

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APPROVED:

Dr. Francine Romero, Chair

ATTEST:

Melissa Ramirez, Assistant Director