

April 4, 2017

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
April 4, 2017**

The Zoning Commission of the City of San Antonio meets in the 1st 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, Diaz-Sanchez, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Nix

Absent: Garcia

Viviana Meskill, SEFLA Languages, translator was present.

The following citizens appeared to speak before the Consent Agenda on Item 12.

Johnny Garcia, Monte Vista Historical Association, stated the NA is not in opposition of the rezoning request, and noted the mutual understanding with the applicant for the setbacks and new construction requirements for the historical nature of the neighborhood.

Richard Moore, President of the Tobin Hill Neighborhood Association, spoke in favor of the project.

COMBINED HEARING:

Item 5 ZONING CASE # Z2017088 (Council District 1): A request for a change in zoning from "MF-33 H AHOD" Multi-Family Monte Vista Historic Airport Hazard Overlay District to "MF-33 IDZ H AHOD" Multi-Family Infill Development Zone Overlay Monte Vista Historic Airport Hazard Overlay District on Lots 11, 12, and 13, Block 2, NCB 1706, located at 2419 McCullough Avenue. Staff recommends Approval.

Staff mailed 17 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition. The Monte Vista Neighborhood Association is in favor, and the Tobin Hill Neighborhood Association is not opposed.

COMMISSION ACTION

A motion was made by Commissioner Briones and seconded by Commissioner Diaz-Sanchez to recommend Approval.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Nix

NAY: None

THE MOTION CARRIED

- Item 6** **ZONING CASE # Z2017091 (Council District 6):** 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 Lot 20, Block 16, NCB 16526, located at 2338 Pinn Road. Staff recommends Approval.

Staff mailed 23 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition, and no response from the Cable-Westwood Association.

COMMISSION ACTION

A motion was made by Commissioner Briones and seconded by Commissioner Diaz-Sanchez to recommend Approval.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Nix

NAY: None

THE MOTION CARRIED

- Item 7** **ZONING CASE # Z2017093 CD (Council District 10):** A request for a change in zoning from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Animal and Pet Services (Outdoor Training, Boarding, Runs, Pens or Paddocks Permitted) on 0.6228 acres out of NCB 17251, located at 14606 Jones Maltzberger Road. Staff recommends Approval.

Staff mailed 14 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition.

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COMMISSION ACTION

A motion was made by Commissioner Briones and seconded by Commissioner Diaz-Sanchez to recommend Approval.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Nix

NAY: None

THE MOTION CARRIED

- Item 11 ZONING CASE # Z2017097 (Council District 2):** A request for a change in zoning from "AE-1 AHOD" Arts & Entertainment Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, "MF-40" Multi-Family District, and a Bar on Lots 8 and 9, Block 4, NCB 600, located at 1634 East Commerce Street. Staff recommends Approval.

Staff mailed 18 notices to the surrounding property owners, 2 returned in favor, and 0 returned in opposition. The Denver Heights Neighborhood Association is in favor and no response from the Dignowity Hill Neighborhood Association.

COMMISSION ACTION

A motion was made by Commissioner Briones and seconded by Commissioner Diaz-Sanchez to recommend Approval.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Nix

NAY: None

THE MOTION CARRIED

- Item 12 ZONING CASE # Z2017099 (Council District 1):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-33" Multi-Family District on 1.300 acres out of NCB 6789, located at 739 through 747 East Locust Street and 314-318 W. Grayson. Staff recommends Approval.

Staff mailed 32 notices to the surrounding property owners, 2 returned in favor, 1 returned in opposition, and the Tobin Hill Community Association is not opposed.

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The following citizens appeared to speak:

Johnny Garcia, Monte Vista Historical Association, stated the NA is not in opposition of the rezoning request, and noted the mutual understanding with the applicant for the setbacks and new construction requirements for the historical nature of the neighborhood.

Richard Moore, President of the Tobin Hill Neighborhood Association, spoke in favor of the project.

COMMISSION ACTION

A motion was made by Commissioner Briones and seconded by Commissioner Diaz-Sanchez to recommend Approval.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Nix

NAY: None

THE MOTION CARRIED

Item 14 ZONING CASE # Z2017102 (Council District 1): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2P AHOD" Commercial Pedestrian Airport Hazard Overlay District on Lot 11, Block 13, NCB 7212 and Lot 12, Block 13, NCB 7212 save and except a 0.003 acre tract of land out of NCB 7212, as recorded in Volume 3233, Page 1608 of the deed and plat records of Bexar County, located at 2401 Blanco Road. Staff recommends Approval.

Staff mailed 22 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition. No responses from the Central Los Angeles Heights and Edison Neighborhood Associations.

COMMISSION ACTION

A motion was made by Commissioner Briones and seconded by Commissioner Diaz-Sanchez to recommend Approval.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Nix

NAY: None

THE MOTION CARRIED

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REQUESTED CONTINUANCES

- Item 3** (Continued from 03/21/17) **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 mailed 45 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the People Active in Community Effort.

COMMISSION ACTION

A motion was made by Commissioner Kamath and seconded by Commissioner Greer for a continuance to April 18, 2017.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Nix

NAY: None

THE MOTION CARRIED

- Item 9** **ZONING CASE # Z2017095 (Council District 2):** A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with six (6) single-family dwelling units on Lots 23 and 24, Block 1, NCB 2923, located at 113 Paul Street. Staff recommends Denial.

Staff mailed 40 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition.

COMMISSION ACTION

A motion was made by Commissioner Head and seconded by Commissioner McGhee for a continuance to April 18, 2017.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Nix

NAY: None

THE MOTION CARRIED

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INDIVIDUAL CONSIDERATION

- Item 1** Consideration and Recommendation of a UDC Amendment regarding a Council Consideration Request from Councilman Roberto Treviño, District 1, to provide weekly reports to registered neighborhood associations with an NCD and HD zoning overlay, regarding permit applications and/or preliminary plan review meetings for projects located within their respective Neighborhood Conservation District and Historic District. Staff recommends Approval.

Catherine Hernandez, Planning Manager City of San Antonio, presented the information for the proposed resolution regarding weekly notification to the neighborhood associations.

No citizens appeared to speak

COMMISSION ACTION

A motion was made by Commissioner Diaz-Sanchez and seconded by Commissioner Rose-Gonzales to recommend Approval.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Nix

NAY: None

THE MOTION CARRIED

- Item 2** **ZONING CASE # Z2017078 S ERZD (Council District 8):** A request for a change in zoning from "C-2 MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "C-2 S MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with Specific Use Authorization for a Wireless Communication System on 0.083 acres out of NCB 15825, located in the 5000 block of Beckwith Boulevard. Staff recommends Approval.

Staff mailed 4 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and Woodland Park Homeowners Association is in opposition.

Bill Kaufman, representative, stated the request is for a placement for a cell tower, and the applicant will comply with all of SAWS recommendations. The representative stated the location was chosen to be away from the nearby residents, and he has tried to work with the community to explain the specifications and features of the potential cell tower.

Mike Barr, SAWS representative, stated SAWS recommends Approval, and the impervious cover is not to exceed 65%.

John Ciros, Group Manager for St. Clair Broadcasting, stated the television station is seeking expansion, hence the need for a larger building and another cell tower location.

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The following citizens appeared to speak:

William Doten, yielded minutes to Joshua Hatley.

Kevin Loop, Cantera Village Neighborhood Association President, spoke in opposition of the cell tower request.

Gina Casa, yielded minutes to Joshua Hatley.

Binkan Cinaroglu, Co-President for Woodland Park Neighborhood Association, explained the time line of events regarding the notification and knowledge of this project and requested more time for his concerns to be address by the representative.

Susan Dikin, yielded minutes to Patti Oviatt.

Ashlee Cinaroglu, yielded minutes to Patti Oviatt.

Monica Sepulveda, passed time.

Meliza Matos, yielded minutes to Binkan Cinaroglu.

J.R. Rodriguez, yielded minutes to Sean Melson.

Patti Oviatt, presented a picture board of a Univision cell tower at 250 feet in height within the same area. Explained her concerns of the potential negative effects of a cell tower in the neighborhood, and stated she has a petition with numerous opposing signatures.

Josh Hatley, stated he has a petition with signatures in opposition and the neighborhood felt the short notice of the cell tower zoning request was not enough time. He presented articles of adverse effects for property values with cell towers in the area, and stated excerpts of the UDC Code.

Fiona Hatley, passed.

Maria Lundgren, passed.

Sharon Hammonds, passed.

Carmen Ramirez, yielded minutes to Sean Melson.

Shawn Melson, Oakland Heights Neighborhood Association, read a letter from the NA president in opposition, and requested more time to create an open dialogue with the representative.

LaDonna Melson, passed.

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 Chairwoman Romero and seconded by Commissioner Head for Approval with all SAWS recommendations and the follow condition:

- Lighting should consist of strobe lights during the day and red lights at night.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Briones, Rosalez, Nix

NAY: Rose-Gonzales, Greer

THE MOTION CARRIED

The Zoning Commission recessed into a break at 3:00 pm, and reconvened at 3:11 pm.

Item 4 (Continued from 03/21/17) **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, applicant, stated she has worked with the surrounding community and agreed to propose for a duplex.

The following citizens appeared to speak:

Nivar Rios, concerned with parking and traffic issues, but in favor of the duplex.

Olga Guerra, spoke in favor of the duplex.

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 Head and seconded by Commissioner McGhee to recommend Approval.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Nix

NAY: None

THE MOTION CARRIED

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- Item 8 ZONING CASE # Z2017094 (Council District 5):** 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 Lot 31, Block, NCB 2585, located at 307 Lone Star Boulevard. Staff recommends Denial with an Alternate Recommendation.

Staff mailed 26 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Lone Star Community Plan.

Olga Nilda Gonzalez, applicant, stated her agreement with the alternate recommendation of "R-6 CD with Conditional Use for a Duplex".

No citizens appeared to speak.

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 Briones and seconded by Commissioner Diaz-Sanchez to recommend Approval.

A motion was made by Commissioner Briones and seconded by Commissioner McGhee to withdrawal the motion for approval due to the lack of a site plan for the proposed amendment.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Nix

NAY: None

THE MOTION CARRIED

COMMISSION ACTION

A motion was made by Commissioner Briones and seconded by Commissioner McGhee for a continuance to April 18, 2017.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Nix

NAY: None

THE MOTION CARRIED

- Item 10 ZONING CASE # Z2017096 (Council District 2):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with four single-family dwellings on the North 53 Feet of Lots 1, 2, and 3, NCB 1339, located at 314 St. Charles Street. Staff recommends Denial.

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Staff mailed 34 notices to the surrounding property owners, 1 returned in favor, 1 returned in opposition, and the Dignowity Hill Neighborhood Association is in favor.

Elbert Fuque, applicant, stated his amended request for three (3) single-family dwelling units on the subject property, and presented a proposed site plan reflecting the request.

Russell Flan, Engineer, stated the amended zoning request is for IDZ for three (3) units. The engineer presented an updated site plan with the three (3) lots.

The following citizens appeared to speak:

Liz Franklin, Dignowity Hill NA, spoke in favor for the amended request to 3 units.

John Gallegos, spoke in opposition of 3 units, stated the surrounding community consists of single family homes on single lots.

Darryl Hoffman, yielded minutes to John Gallegos.

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 Head and seconded by Commissioner Rose-Gonzales to recommend Approval as amended for three (3) units.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Nix

NAY: None

THE MOTION CARRIED

Commissioner Greer exited the Zoning Commission at 4:00 pm.

- Item 13 ZONING CASE # Z2017100 (Council District 6):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District, "C-2 AHOD" Commercial Airport Hazard Overlay District, "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District, "C-3 AHOD" General Commercial Airport Hazard Overlay District, "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District, "C-3 NA S AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District with Specific Use Authorization for a Mini-Warehouse and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "TOD AHOD" Transit Oriented Development Airport Hazard Overlay District on 85.34 acres out of NCB 18288, located in the 7000 Block of Potranco Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17030)

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Staff mailed 93 notices to the surrounding property owners, 1 returned in favor, and 2 returned in opposition.

Patrick Christensen, representative, presented a presentation with a map of the proposed project area of a “mini downtown” with retail and office spaces. The representative also stated VIA would like to potentially create a bus transfer facility hub.

The following citizens appeared to speak:

Edward Castor, spoke in favor of the project.

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 Rosalez and seconded by Commissioner Rose-Gonzales to recommend Approval.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Nix

NAY: None

THE MOTION CARRIED

Item 15 Consideration of the March 21, 2017 Zoning Commission Minutes

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

Director's Report:

- Lunch Work Session for April 18, 2017

There being no further business, the meeting was adjourned at 4:11 p.m.

April 4, 2017

APPROVED:



Dr. Francine Romero, Chair

ATTEST:



Melissa Ramirez, Assistant Director