

May 2, 2017

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
May 2, 2017**

DRAFT

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.

1:07 PM – Public Hearing

Roll Call

Present: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Rose-Gonzales, Greer, Nix, Garcia

Absent: Briones, Rosalez

Olga Valadez, World Wide Languages, translator was present.

COMBINED HEARING:

- Item 4** **ZONING CASE # Z2017126 CD (Council District 1):** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-4 CD AHOD” Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Professional Office on the South 132.5 feet of Lot 3, Block 60, NCB 7210, located at 1030 Fresno Street. Staff recommends Approval with Conditions.

Staff mailed 31 notices to the surrounding property owners, 1 returned in favor, 2 returned in opposition, and no response from the Central Los Angeles Heights Neighborhood Association.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

- Item 6** **ZONING CASE # Z2017128 (Council District 10):** A request for a change in zoning from “QD S AHOD” Quarry Airport Hazard Overlay District with a Specific Use Authorization for Blasting and Asphaltic Concrete to “C-2 AHOD” Commercial Airport Hazard Overlay District on P1-A, P3C, P10, NCB 34963, located at 5425 E. Loop 1604. Staff recommends Approval.

Staff mailed 9 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, Diaz-Sanchez, Head, McGhee, Kamath, Rose-Gonzales, Greer, Nix, Garcia
NAY: None

THE MOTION CARRIED

- Item 7 ZONING CASE # Z2017129 CD (Council District 7):** A request for a change in zoning from "C-2 AHOD" Commercial District Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Auto and Light Truck Repair on Lot 1, Block 12, NCB 12362, located at 1222 Babcock Rd. Staff recommends Approval.

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

COMMISSION ACTION

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

AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Rose-Gonzales, Greer, Nix, Garcia
NAY: None

THE MOTION CARRIED

- Item 8 ZONING CASE # Z2017130 (Council District 2):** A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-3 NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 0.581 acres out of NCB 13801, located at 5222 Sherri Ann Road. Staff recommends Approval.

Staff mailed 12 notices to the surrounding property owners, 0 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, Diaz-Sanchez, Head, McGhee, Kamath, Rose-Gonzales, Greer, Nix, Garcia
NAY: None

THE MOTION CARRIED

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- Item 10 ZONING CASE # Z2017132 (Council District 8):** A request for a change in zoning from "PUD MF-18" Planned Unit Development Limited Density Multi-Family Residential District and "PUD MF-33" Planned Unit Development Multi-Family Residential District to "R-4" Residential Single-Family District on P-57F and P-57, NCB 15823 and Lot 3, Block 1, NCB 17247, located at 6430 Babcock Road. Staff recommends Approval.

Staff mailed 57 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and no response from the Tangled Residents Association.

COMMISSION ACTION

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

AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Rose-Gonzales, Greer, Nix, Garcia
NAY: None

THE MOTION CARRIED

- Item 11 ZONING CASE # Z2017133 (Council District 5):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on the South 76 Ft of Lots 1, 2, and Lots 36, 37, 38, 39, 40, Block 4, NCB 8229, located at 4826 West Commerce Street and 121 South San Manuel Street. Staff recommends Approval.

Staff mailed 35 notices to the surrounding property owners, 0 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, Diaz-Sanchez, Head, McGhee, Kamath, Rose-Gonzales, Greer, Nix, Garcia
NAY: None

THE MOTION CARRIED

- Item 14 ZONING CASE # Z2017137 (Council District 1):** A request for a change in zoning from "I-1 HL AHOD" General Industrial Historic Landmark Airport Hazard Overlay District to "IDZ HL AHOD" Infill Development Zone Historic Landmark Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Bar/Tavern and Party House/Reception Hall/Meeting Facility on Lots 13 and 14, Block 25, NCB 2085, located at 1602 and 1612 N. Zarzamora Street. Staff recommends Approval.

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Staff mailed 22 notices to the surrounding property owners, 0 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, Diaz-Sanchez, Head, McGhee, Kamath, Rose-Gonzales, Greer, Nix, Garcia
NAY: None

THE MOTION CARRIED

Item 15 ZONING CASE # Z2017138 (Council District 5): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 NA AHOD" General Commercial Non Alcoholic Sales Airport Hazard Overlay District on Lots 1 through 10, Block 15, NCB 8911, located at 2706 W. Southcross Boulevard. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA 17045)

Staff mailed 34 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no comment from the Quintana Community Association.

COMMISSION ACTION

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

AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Rose-Gonzales, Greer, Nix, Garcia
NAY: None

THE MOTION CARRIED

REQUESTED CONTINUANCES

Item 12 ZONING CASE # Z2017135 (Council District 7): A request for a change in zoning from "C-1" Light Commercial District, "C-1 HE" Light Commercial Historic Exceptional District and "O-2" High Rise Office District to "C-2" Commercial District and "C-2 HE" Commercial Historic Exceptional District on 5.7237 acres out of NCB 18230 and 15664, located at 9599 Braun Road. Staff recommends Approval, pending Plan Amendment (Associated Plan Amendment 17044).

Staff mailed 87 notices to the surrounding property owners, 1 returned in favor, and 2 returned in opposition.

James Griffin, representative, requested a 2 week continuance.

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The following citizens appeared to speak:

Mark Howson, spoke in opposition, and stated the surrounding community is in opposition.

COMMISSION ACTION

A motion was made by Commissioner Rose-Gonzales and seconded by Commissioner Diaz-Sanchez for a continuance to May 16, 2017.

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

NAY: None

THE MOTION CARRIED

POSTPONED

Item 13 Z2017136 S – Postponed

The following citizens appeared to speak:

Trudy Rafelson, yielded minutes to Janie Cook.

Janie Cook, spoke in opposition. She stated the surrounding community met with Verizon and has the following concerns; service issues, aesthetics of design, health and safety concerns, future impact if rezoning is allowed, signage requirements, property valuations, issue of not co-locating on existing towers in area.

Gloria Maxwell, opposed but passed time.

Caroline Royall, spoke in opposition of cell tower.

Myron Shelburne, spoke in opposition for the future impact of cell tower placement in neighborhood.

INDIVIDUAL CONSIDERATION

Item 1 (Continued from 4/18/17) ZONING CASE # Z2017120 CD (Council District 4): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for a Wrecker Service Auto Repair and Auto Sales on 1.819 acres out of NCB 15177 and "MF-40 AHOD" Multi-Family Airport Hazard Overlay District on 0.8611 acres out of NCB 15177 located at 3722 SW Loop 410. Staff recommends Approval.

Staff mailed 24 notices to the surrounding property owners, 0 returned in favor, and 2 returned in opposition. No responses from the Springvale and Valley Hi Neighborhood Associations.

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Jose Villagomez, representative, amended the zoning request to drop the “MF-40”, and only requested “C-2 CD”.

No citizens appeared to speak.

COMMISSION ACTION

A motion was made by Commissioner Kamath and seconded by Commissioner Diaz-Sanchez to recommend Approval as amended.

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

NAY: None

THE MOTION CARRIED

Item 2 (Continued from 4/18/17) ZONING CASE # Z2017124 H (Council District 1): A request for a change in zoning to create and assign the "H" Nathan Historic District on multiple properties in NCB 2556, 2557, 2558, 2559, 2563, 2564, 2972, and 2973, located at multiple addresses within the boundaries of the 1700 and 1800 Block of South Alamo Street to the south, the 1000 - 1300 Block of South Flores Street to the west, the 200 Block of West Guenther Street to the north, and the 1000 - 1300 Block of South Main Avenue to the east. Staff recommends Approval.

Staff mailed 107 notices to the surrounding property owners, 37 returned in favor, and 1 returned in opposition, and the King William Neighborhood Association is in favor.

John Osten, Senior Planner, City of San Antonio, presented the case to the Zoning Commission for the potential historical designation on selected properties.

The following citizens appeared to speak:

John Pena, represented the residents of the potential re-zoning area, spoke in favor of the rezoning and keeping historic on Flores.

Cherise Bell, King William Neighborhood Association, not in favor of the OHP altering the boundaries. Read a letter into the record from the President and Chair of the King William NA.

Zoning Commissioners discussed questions and comments for the Office of Historic Preservation.

Kathy Rodriguez, Office of Historic Preservation, clarified the boundary process and the benefits of historical designation.

The Zoning Commissioners discussed and commented on the presented case.

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 Diaz-Sanchez and seconded by Commissioner Rose-Gonzales to recommend Approval without Staff's Recommendation.

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

NAY: None

THE MOTION CARRIED

Item 3 ZONING CASE # Z2017125 HL (Council Districts 1, 2, 3, 5): A request for a change in zoning to add the "HL" Historic Landmark designation to all existing zoning on multiple properties in NCB A52, 392, 418, 599, 617, 678, 15857, 1611, 1682, 1728, 1872, 1925, 2024, 2182, 2528, 2664, 3054, 3118, 3322, 6128, 6175, 6211, 6343, 6859, 7685, 7692, 7712, 7739; located at 2318 Fredericksburg Road, 850 Cincinnati Avenue, 820 Fredericksburg Road, 202 Fredericksburg Road, 1903 McCullough Avenue, 2334 North Saint Mary's Street, 1502 McCullough Avenue, 3502 North Saint Mary's Street, 550 Ruiz Street, 227 Broadway Street, 2353 East Houston Street, 201 North New Braunfels Avenue, 1502 East Commerce Street, 419 South Hackberry Street, 604 Carolina Street, 227 Aransas Avenue, 1332 South New Braunfels Avenue, 301 Vine Street, 1244 Rigsby Avenue, 2418 South Presa Street, 103 Frio City Road, 1001 South Zarzamora Street, 3126 South Flores Street, 3920 South Presa Street, 5314 South Flores Street, 5538 South Flores Street, 6010 South Flores Street, 6102 and 6112 South Flores Street. Staff recommends Approval.

Staff mailed 654 notices to the surrounding property owners and notified 18 neighborhood associations, 4 notices returned in favor, and 8 notices returned in opposition. Staff noted 3 property owners returned the notice and 2 called-in to state opposition.

Tobin Hill Neighborhood Association, Beacon Hill Community Association, Woodlawn Lake Community Association submitted written responses in favor, and the Monticello Park Neighborhood Association verbally stated in favor of the Historic Landmark designation.

John Osten, Senior Planner, City of San Antonio, presented the case with maps showing the potential historic land mark designation properties.

The following citizens appeared to speak:

Lucy Gomez, 227 Aransas Ave, spoke in opposition.

Alice Lopez, 6102 & 6112 South Flores, spoke in opposition, and requested more time to understand the rezoning.

William Johnson, 227 Aransas Ave, spoke in opposition.

Joe Anders, 5538 South Flores, spoke in opposition.

Ben Fairbank, THCA, 1502 McCullough, 2334 North Saint Mary's & 1903 McCullough, spoke in favor.

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Robert Torres, 6010 South Flores, spoke in opposition, and requested more time to understand the rezoning with proper notification.

Nancy Torres, 6010 South Flores, spoke in opposition, and requested more time to understand the rezoning with proper notification.

Bianca Maldonado, Monticello Park NA President, 2318 Fredericksburg Road, spoke in favor.

James Ferris, 3502 North Saint Mary's, spoke in opposition and requested property be excluded.

Miriam Chicoj, 1001 South Zarzamora, spoke in opposition.

Olga Valadez, World Wide Languages, translated for Miriam Chicoj.

Romulo Spiller, 103 Frio City Road, spoke in opposition, and requested more time to understand the rezoning.

Sandra Richardson, 6010 & 6112 South Flores, concerned with the rezoning.

Emens Ramirez, 3126 Flores, spoke in opposition and requested property be excluded.

Andrew McCurdy, 419 South Hackberry, spoke in favor.

Zoning Commissioners discussed questions and comments for the Office of Historic Preservation.

Kathy Rodriguez, Office of Historic Preservation, clarified information and the benefits of being rezoned to Historic Landmark Designation.

Jenny Hay, Office of Historic Preservation, explained the notification and meetings process for the community.

The Zoning Commissioners discussed and commented on the presented case.

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 Diaz-Sanchez for a continuance to June 6, 2017.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Rose-Gonzales, Greer, Nix, Garcia
NAY: None

THE MOTION CARRIED

The Zoning Commission recessed into a break at 3:40 pm.

The Zoning Commission reconvened into the meeting at 3:48 pm.

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Item 5 ZONING CASE # Z2017127 CD (Council District 7): A request for a change in zoning from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Outside Storage and Display of Appliances on Lot 33, NCB 17946, located at 8750 Bandera Road. Staff recommends Approval with Conditions.

Staff mailed 32 notices to the surrounding property owners, 1 returned in favor, and 6 returned in opposition. Staff stated there 45 people in the area in opposition.

Primrose Gamage, applicant, stated the property was previously re-zoned to "Commercial" for a small appliance store. The applicant stated the business is not changing, only adding the "CD" to permit outside storage of the store's appliances on the rear of the property.

The following citizens appeared to speak:

Susan Hetherington Lloyd, spoke in opposition.

Mark Howsman, spoke in opposition.

Carolyn Finethy, spoke in opposition.

Milton Finethy, spoke in opposition.

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 Rose-Gonzales and seconded by Commissioner Head to recommend Approval with the following conditions:

1. A six foot solid screen fence is required around the outside storage of the appliances, which is limited to 1000 square feet, and any fencing is required that abuts residential property and /or land uses.
2. All on-site lighting shall be directed onto the site and point away from any surrounding residential uses.
3. Outdoor amplification speakers are not allowed during the hours of 7 p.m. and 7 a.m.
4. The storage of the appliances is confined to 1000sqft. in the back of the building of the property.
5. Outside display is allowed and limited to 200 square feet in front of the building.

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

NAY: Garcia

THE MOTION CARRIED

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- Item 9 ZONING CASE # Z2017131 (Council District 3):** A request for a change in zoning from "I-1 RIO-5 MC-1 AHOD" General Industrial River Improvement Overlay Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District to "IDZ RIO-5 MC-1 AHOD" Infill Development Zone River Improvement Overlay Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Bar/Tavern with or without cover charge 3 or more days per week and Multi-Family uses not to exceed 55 units per acre on 5.381 acres out of NCB 7456, located at 2450 Roosevelt Avenue. Staff recommends Approval, pending Plan Amendment (Associated Plan Amendment PA 17042)

Staff mailed 10 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition.

Taylor Allen, representative, Big Red Dog Engineering, stated the request is for a mixed use with multi-family, retail, and potential tavern on property.

The following citizens appeared to speak:

Brady Alexander, Representative for East Pyron Symphony Lane & Hot Wells Neighborhood Associations, spoke in opposition and stated there are many bars within the area.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

Item 16 Consideration of the April 18, 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 May 16, 2017 Tobin Hill North

There being no further business, the meeting was adjourned at 3:57 p.m.

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APPROVED:

Dr. Francine Romero, Chair

ATTEST:

Melissa Ramirez, Assistant Director