

June 20, 2017

**SAN ANTONIO ZONING COMMISSION  
OFFICIAL MINUTES  
June 20, 2017**

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.

**1:10 PM – Public Hearing**

Roll Call

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

**Absent:** Briones, Nix

Olga Valadez, World Wide Languages, translator was present.

**COMBINED HEARING:**

- Item 3**     **ZONING CASE # Z2017139 (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 a Conditional Use for Two Dwelling Units on Lot 24, NCB 3599, located at 614 West Elmira Street. Staff recommends Approval.

Staff mailed 14 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and the Five Points Neighborhood Association is in favor.

**COMMISSION ACTION**

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

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

**NAY:** None

**THE MOTION CARRIED**

- Item 5**     **ZONING CASE # Z2017164 (Council District 2):** A request for a change in zoning from "L EP-1" Light Industrial Facility Parking/Traffic Control Overlay District to "MXD EP-1" Mixed Use Facility Parking/Traffic Control Overlay District on 7.556 acres out of NCB 10233, located at 215 Coca-Cola Place. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA 17053)

June 20, 2017

Staff mailed 10 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Jefferson Heights Association.

**COMMISSION ACTION**

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

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

**NAY: None**

**THE MOTION CARRIED**

**Item 8 ZONING CASE # Z2017168 (Council District 1):** A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District and "MF-40 AHOD" Multi-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 1.071 acres out of NCB 11888, located at 136, 140 and a portion of 146 West Sunset Road. Staff recommends Approval.

Staff mailed 11 notices to the surrounding property owners, 2 returned in favor, and 0 returned in opposition.

**COMMISSION ACTION**

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

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

**NAY: None**

**THE MOTION CARRIED**

**Item 11 ZONING CASE # Z2017171 (Council District 1):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District and "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Non-Commercial Parking Lot to "C-2 IDZ AHOD" Commercial Infill Development Zone Overlay Airport Hazard Overlay District on Lot 42 and the South 62.5 Feet of Lots 14 through 18, Block 9, NCB 2802, located at 3910 McCullough Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17054)

Staff mailed 38 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and no response from the Monte Vista Neighborhood Association.

June 20, 2017

**COMMISSION ACTION**

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

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

**NAY: None**

**THE MOTION CARRIED**

- Item 12 ZONING CASE # Z2017172 (Council District 9):** A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-5 AHOD" Residential Mixed Airport Hazard Overlay District on Lots 22, 23, and 24, Block 3, NCB 11719, located at 11103, 11107, and 11111 Belair Drive. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17055)

Staff mailed 22 notices to the surrounding property owners, 1 returned in favor, and 0 returned in opposition.

**COMMISSION ACTION**

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

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

**NAY: None**

**THE MOTION CARRIED**

- Item 13 ZONING CASE # Z2017173 (Council District 10):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "L AHOD" Light Industrial Airport Hazard Overlay District District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 4.329 acres out of NCB 15678, located in the 12900-13000 Block of Wetmore Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA 17056)

Staff mailed 9 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and no response from the Oak Grove Estates Neighborhood Association.

**COMMISSION ACTION**

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

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

**NAY: None**

**THE MOTION CARRIED**

June 20, 2017

- Item 14 ZONING CASE # Z2017174 (Council District 5):** A request for a change in zoning from "O-2 AHOD" High Rise Office Airport Hazard Overlay District and "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Hospital on 3.717 acres out of NCB 3694, located at 836 Cupples Road. Staff recommends Approval.

Staff mailed 26 notices to the surrounding property owners, 1 returned in favor, and 0 returned in opposition, and no response from the Thompson Neighborhood Association.

#### **COMMISSION ACTION**

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

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

**NAY: None**

#### **THE MOTION CARRIED**

#### **REQUESTED CONTINUANCES**

- Item 1 (Continued from 5/16/17) ZONING CASE # Z2017112 (Council District 6):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on a 0.21 acre tract of land out of Lot 16, Block 4, NCB 8989, located at 563 SW 39th Street. Staff recommends Approval.

Staff mailed 11 notices to the surrounding property owners, 0 returned in favor, and 5 returned in opposition, and no response from the Community Workers Council.

Applicant not present. Staff stated applicant was requesting a continuance.

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

Ray Rodriguez, passed time.

#### **COMMISSION ACTION**

A motion was made by Commissioner Rosalez and seconded by Commissioner Diaz-Sanchez for a continuance to July 18, 2017.

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

**NAY: None**

#### **THE MOTION CARRIED**

- Item 10 ZONING CASE # Z2017170 (Council District 1):** A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District, "C-3 UC-4 AHOD" General Commercial North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District, "C-1 AHOD" Commercial Airport Hazard Overlay District, "C-3 NA AHOD" General Commercial Non-Alcoholic Sales Airport Hazard Overlay District, and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ UC-4 AHOD" Infill Development Zone North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District with uses permitted in "O-1.5" Mid-Rise Office District, "MF-40" Multi-Family District, "C-2" Commercial District, and "C-3" General Commercial District and "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "O-1.5" Mid-Rise Office District, "MF-40" Multi-Family District, "C-2" Commercial District, "C-3" General Commercial District on 3.3008 acres out of NCB 15862 and NCB 6793, located at 246, 252, 301, 307, 309 West Josephine Street, 323, 327, 331 West Grayson Street, 734 East Locust, and 2020 North St. Mary's Street. Staff recommends Approval.

Staff mailed 57 notices to the surrounding property owners, 4 returned in favor, and 6 returned in opposition, and no response from the Tobin Hill Community Association.

James Griffin, representative, requested a continuance to finalize agreements with the surrounding community.

**The following citizens appeared to speak:**

Ben Fairbank, Tobin Hill Community Association, passed time.

**COMMISSION ACTION**

A motion was made by Commissioner Diaz-Sanchez and seconded by Commissioner Rose-Gonzales for a continuance to July 18, 2017.

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

**NAY: None**

**THE MOTION CARRIED**

- Item 18 ZONING CASE # Z2017166 (Council District 2):** 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 "RM-4" Residential Mixed District, "C-3" General Commercial District, "I-1" General Industrial District, and Multi-Family uses (apartments/condominiums) not to exceed 100 units per acre; Live/Work units; Bar and/or Tavern with cover charge 3 or more days per week; Nightclub with cover charge 3 or more days per week; Alcohol beverage manufacture or brewery; Hotel taller than 35 feet; Beverage manufacture non-alcohol (including manufacturing and processing); Entertainment Venue (outdoor); Live Entertainment with and without cover charge 3 or more days per week (not including Food Service Establishments); Food Service Establishments with cover charge 3 or more days per week (with or without accessory live entertainment); Beverage Manufacturing or Processing with Storage and Repair of Service Vehicles and Outside Storage (Open with No Screening and including Shipping Container Storage) on 0.433 acres out of NCB 982, located at 1201 Austin Street. Staff recommends Approval.

June 20, 2017

Staff mailed 17 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition, and no response from the Government Hill Alliance.

Daniel Ortiz, representative, requested a continuance, and explained the zoning case is a part of a large project consisting of 4 zoning cases, and would like to present all the cases together to the Zoning Commission.

**The following citizens appeared to speak:**

Ben Fairbank, Tobin Hill Community Association, passed time.

### **COMMISSION ACTION**

A motion was made by Commissioner Diaz-Sanchez and seconded by Commissioner Rose-Gonzales for a continuance to July 18, 2017.

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

**NAY: None**

### **THE MOTION CARRIED**

### **POSTPONED**

**Item 4     Z2017159 – Postponed**

**Item 16    Z2017134 – Postponed**

**Item 17    Z2017155 – Postponed**

### **INDIVIDUAL CONSIDERATION**

**Item 2     ZONING CASE # Z2017066 CD (Council District 2):** A request for a change in zoning from "R-4" Residential Single-Family District to "C-2 CD" Commercial District with a Conditional Use for Motor Vehicle Sales on the South 112.5 feet of Lots 14 and 15, Block 15, NCB 10333, located at 3302 Martin Luther King Drive. Staff recommends Denial.

Staff mailed 33 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Wheatley Heights Action Group Neighborhood Association.

Juan Carlos Barrios, representative, requested a continuance to work with the community, and the District 2 staff.

**No citizens appeared to speak.**

June 20, 2017

**COMMISSION ACTION**

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

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

**NAY: None**

**THE MOTION CARRIED**

**Item 6 ZONING CASE # Z2017165 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 a Construction Contractor Facility on North 227.73 Feet of West 100 Feet of 3, Block 101, NCB 11071, located at 1234 Gillette Boulevard. Staff recommends Approval.

Staff mailed 16 notices to the surrounding property owners, 1 returned in favor, and 2 returned in opposition.

Applicant not present.

**The following citizens appeared to speak:**

Robert Salas, spoke in opposition regarding traffic.

Frank Laborde, 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 Kamath and seconded by Commissioner Diaz-Sanchez for a continuance to July 18, 2017.

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

**NAY: None**

**THE MOTION CARRIED**



June 20, 2017

**Item 7 ZONING CASE # Z2017167 CD (Council District 1):** A request for a change in zoning from "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Triplex to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for an Assisted Living Facility with up to 16 Residents on Lot 4, Block 8, NCB 760, located at 412 Warren Street. Staff recommends Denial.

Staff mailed 30 notices to the surrounding property owners, 6 returned in favor, 0 returned in opposition, and the Five Points Neighborhood Association is in favor.

Abelardo Juarez, representative, stated the project is for an assisted living facility.

**No citizens appeared to speak.**

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 Diaz-Sanchez and seconded by Commissioner Rose-Gonzales to recommend Approval.

**AYES: Diaz-Sanchez, Kamath, Rose-Gonzales**

**NAY: Romero, Head, McGhee, Rosalez, Greer, Garcia**

#### **THE MOTION FAILED**

A motion to reconsider was made by Commissioner Garcia and seconded by Commissioner Rosalez.

**AYES: Diaz-Sanchez, Head, McGhee, Kamath, Rosalez, Rose-Gonzales, Greer, Garcia**

**NAY: Romero**

#### **THE MOTION CARRIED**

A motion was made by Commissioner Rosalez and seconded by Commissioner Head to recommend Approval with the following condition:

- No more than ten (10) residents.

**AYES: Diaz-Sanchez, Head, Kamath, Rosalez, Rose-Gonzales, Greer, Garcia**

**NAY: Romero, McGhee**

#### **THE MOTION CARRIED**



June 20, 2017

**Item 9 ZONING CASE # Z2017169 S (Council District 2):** A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with a Specific Use Authorization for an Auto Paint and Body Shop on 2.852 acres out of NCB 16567, located at 9800 Block of IH 10 East. Staff recommends Approval with Conditions.

Staff mailed 7 notices to the surrounding property owners, 0 returned in favor, and 1 returned in opposition. Staff stated a petition was submitted in opposition.

Matt Moore, Claymoore Engineering representative, stated the planned project is for an auto and body paint chain shop on the property. He stated the applicant agrees with all the conditions, and all work would be done inside a building and the outside cars would be screened from the public.

**The following citizens appeared to speak:**

Lisa Forsyth, spoke in opposition, and stated she collected a petition with signatures in opposition from the surrounding area. She stated the concerns of the community; air quality, waste contamination, market devaluation of homes, and a start for collective businesses in the area.

Steve Gregory, Malouf Interest, buyer and developer, spoke in favor and addressed the community's concerns. He stated this is a chain business only specializing in body shop work, and the company aspires to have high standards to follow the correct processes for permits.

Mark Galvan, spoke in opposition.

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 Head and seconded by Commissioner Rosalez for a continuance to July 18, 2017.

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

**NAY: None**

**THE MOTION CARRIED**

June 20, 2017

**Item 15 ZONING CASE # Z2017175 CD (Council District 3):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Duplex on Lot 27, Block 335, NCB 9428, located at 422 West Vestal Place. Staff recommends Denial.

Staff mailed 31 notices to the surrounding property owners, 0 returned in favor, and 4 returned in opposition.

Alfredo Esparza Colunga, applicant, stated the request is for the conformed zoning for a duplex that is currently on the property.

**The following citizens appeared to speak:**

Raquel Benavides, spoke in opposition with concerns for the ally way between the properties.

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 McGhee and seconded by Commissioner Garcia to recommend Denial.

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

**NAY: None**

**THE MOTION CARRIED**

#### **Item 19 Consideration of the June 6, 2017 Zoning Commission Minutes**

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

#### **Director's Report:**

- July 18<sup>th</sup> - Lunch work session briefing at 11:00 am.
- July 18<sup>th</sup> meeting reminder for 3 OHP Historic cases

There being no further business, the meeting was adjourned at 2:55 p.m.

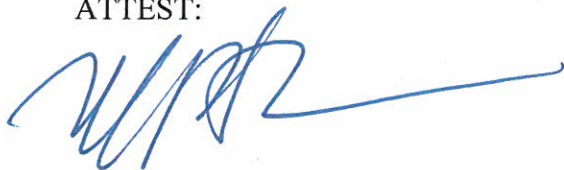
June 20, 2017

APPROVED:

A handwritten signature in black ink, appearing to be 'FR' followed by a stylized flourish.

Dr. Francine Romero, Chair

ATTEST:

A handwritten signature in blue ink, appearing to be 'MR' followed by a long horizontal flourish.

Melissa Ramirez, Assistant Director

A small, stylized handwritten mark in blue ink, possibly initials.