

**DRAFT**

**SAN ANTONIO ZONING COMMISSION  
OFFICIAL MINUTES  
August 15, 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.

**1:11 PM – Public Hearing**

Roll Call

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

**Absent:** Diaz-Sanchez

Monica Shaw, World Wide Languages, translator was present.

**COMBINED HEARING:**

**Item 10 ZONING CASE # Z2017204 (Council District 4):** A request for a change in zoning from "MI-1 AHOD" Mixed Light Industrial Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on Lot 9, Block 1, CB 4005C and 12.528 acres out of CB 4005, located at 11150 Applewhite Road. Staff recommends Approval.

Staff mailed 8 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition.

**COMMISSION ACTION**

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

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

**NAY:** None

**THE MOTION CARRIED**

**Item 14 ZONING CASE # Z2017209 (Council District 5):** 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 uses for Two Single-Family Residential Units on North 90.6 Feet of Lots 106 and 107, NCB 6181, located at 262 Ray Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17064)

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Staff mailed 35 notices to the surrounding property owners, 0 returned in favor, 5 returned in opposition, and no response from the Collins Gardens Neighborhood Association.

#### **COMMISSION ACTION**

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

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

**NAY: None**

#### **THE MOTION CARRIED**

- Item 15 ZONING CASE # Z2017210 CD (Council District 1):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 CD AHOD" General Commercial Airport Hazard Overlay District with Conditional Use for Sporting Goods Wholesale on 0.3077 acres out of Lot 57 and Lot 60, NCB 11966, located at 403 East Ramsey Road. Staff recommends Approval.

Staff mailed 11 notices to the surrounding property owners, 1 returned in favor, and 0 returned in opposition.

#### **COMMISSION ACTION**

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

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

**NAY: None**

#### **THE MOTION CARRIED**

**Commissioner Nix recused himself from the Zoning Commission at 1:19 pm.**

- Item 12 ZONING CASE # Z2017207 (Council District 2):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 2.721 acres out of NCB 16890 and Lot 3, Block 3, NCB 16890, located at 6903 East Sunbelt and 6944 South Sunbelt Drive. Staff recommends Approval.

Staff mailed 17 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition, and no response from the Wilshire Neighborhood Association.

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### **COMMISSION ACTION**

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

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

**NAY: None**

**RECUSED: Nix**

### **THE MOTION CARRIED**

**Commissioner Nix re-entered the Zoning Commission at 1:20 pm.**

### **REQUESTED CONTINUANCES**

- Item 1** (Continued from 08/01/17) **ZONING CASE # Z2017180 CD S ERZD (Council District 8):** A request for a change in zoning from "C-2 S CC ERZD MLOD-1" Commercial Military Lighting Overlay Edwards Recharge Zone District with a Specific Use Permit and Special City Council Approval for a Small Animal Clinic with Overnight Boarding to "C-2 CD MLOD-1" Commercial Military Lighting Overlay District with Conditional Use for a Veterinary Hospital to include Outdoor runs, Paddocks, and Pens, and "C-2 CD S MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with Conditional Use and Specific Use Authorization for a Veterinary Hospital to include Outdoor Runs, Paddocks, and Pens on Lot 9, Block 22, NCB 14732, located at 12058 Vance Jackson Road. Staff recommends Approval.

Caroline Brown, representative, requested a continuance to work with the community.

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

Michele Haussmann, stated she is in agreement with a continuance.

David Darr, concerned about the noise and would like to meet with the applicant.

### **COMMISSION ACTION**

A motion was made by Chairwoman Romero and seconded by Commissioner Garcia for a continuance to September 5, 2017.

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

**NAY: None**

### **THE MOTION CARRIED**

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- Item 3** (Continued from 07/18/17) **ZONING CASE # Z2017125-A HL (Council District 5):** A request for a change in zoning to add the "HL" Historic Landmark designation to all existing zoning on properties in NCB 1682 and 2182, located at 550 Ruiz Street and 2418 South Presa Street. Staff recommends Approval.

Commissioner Briones requested a continuance.

**COMMISSION ACTION**

A motion was made by Commissioner Briones and seconded by Commissioner Garcia for a continuance to September 5, 2017.

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

**THE MOTION CARRIED**

- Item 7** (Continued from 08/01/17) **ZONING CASE # Z2017196 CD (Council District 6):** A request for a change in zoning from "C-2NA S AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with Specific Use Authorization for a Wireless Communication System to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales on 0.265 acres out of NCB 8988, located at 1003 Enrique M. Barrera Parkway. Staff recommends Approval.

Gustavo Gonzalez, representative, requested a continuance to meet with the neighborhood association at the upcoming meeting.

**No citizens appeared to speak.**

**COMMISSION ACTION**

A motion was made by Commissioner Rosalez and seconded by Commissioner Briones for a continuance to September 5, 2017.

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

**THE MOTION CARRIED**

- Item 8** **ZONING CASE # Z2017201 S (Council District 3):** A request for a change in zoning from "BP" Business Park District to "I-1 S" General Industrial with Specific Use Authorization for Outside Storage, Open with No Screening Required on Lot P-233 C and Lot P-233 D, CB 4007-5, located at 14348 Donop Road. Staff recommends Approval.

Applicant passed time.

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### **COMMISSION ACTION**

A motion was made by Commissioner McGhee and seconded by Commissioner Roe-Gonzales for a continuance to September 5, 2017.

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

### **THE MOTION CARRIED**

- Item 9 ZONING CASE # Z2017203 S (Council District 10):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-2 S AHOD” Commercial Airport Hazard Overlay District with Specific Use Authorization for Outdoor Athletic Fields on 10.35 acres out of NCB 15678; located at 12119 Wetmore Road. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment 17061)

Patrick Christensen, representative, requested continuance to meet with the community.

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

David Kehl, passed time.

### **COMMISSION ACTION**

A motion was made by Commissioner Nix and seconded by Commissioner Rose-Gonzales for a continuance to September 5, 2017.

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

### **THE MOTION CARRIED**

### **INDIVIDUAL CONSIDERATION**

- Item 2 ZONING CASE # Z2017142 ERZD (Council District 8):** A request for a change in zoning "R-6 MLOD-1 ERZD "Residential Single-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District and "R-6 MLOD-1" Residential Single-Family Camp Bullis Military Lighting Overlay District to "C-2 MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District and "C-2 MLOD-1" Commercial Camp Bullis Military Lighting Overlay District on 0.376 acres out of NCB 14712, located in the 12000 Block of Huebner Road. Staff recommends Approval..

Staff mailed 14 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and no response from the Vance Jackson Neighborhood Association.

Ruben Santoscoy, Engineer, stated the future project is for a bicycle shop with not much traffic.

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Mike Barr, SAWS representative, stated SAWS recommends Approval, and the impervious cover is not to exceed 30% on the designated ERZD portion.

**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.

The Zoning Commissioners discussed and commented on the presented case.

**COMMISSION ACTION**

A motion was made by Chairwoman Romero and seconded by Commissioner Garcia to recommend Approval with all SAWS recommendations.

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

**NAY: None**

**THE MOTION CARRIED**

**Item 4 (Continued from 07/18/17) ZONING CASE # Z2017156 (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 permitted in "RM-4" Residential Mixed District on Lots 17 and 18, Block 3, NCB 7303, located at 200 and 204 Melrose Place. Staff recommends Denial. (Associated Plan Amendment 17051)

Staff mailed 30 notices to the surrounding property owners, 1 returned in favor, and 3 returned in opposition. Monte Vista Neighborhood Association is not opposed, nor in agreement.

John Cooley, representative, stated the future project is for eight (8) two-story single-family duplexes.

**The following citizens appeared to speak:**

Edwinn Scinta, yielded minutes to Mary Johnson.

Mary Johnson, President Monte Vista NA, presented a powerpoint, and stated the need of preservation for the heritage tree in the area. She also stated the NA is not in agreement for the current MF-33 zoning.

Harlan Kraft, stated he will continue to work with the applicant on agreements.

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.

The Zoning Commissioners discussed and commented on the presented case.

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### **COMMISSION ACTION**

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

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

### **THE MOTION CARRIED**

**Item 5** (Continued from 07/18/17) **ZONING CASE # Z2017161 (Council District 1):** 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 for three (3) dwelling units on Lot 48, Block 3, NCB 6557, located at 123 & 125 West Norwood Court. Staff recommends Denial. (Associated Plan Amendment 17052)

Staff mailed 20 notices to the surrounding property owners, 0 returned in favor, 4 returned in opposition, and the Monte Vista Terrance NA is in favor of the amended request.

Jerry Arredondo, representative, amended the zoning request to "IDZ" with uses for three (3) units, and also stated he has worked with the community.

**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.

The Zoning Commissioners discussed and commented on the presented case.

### **COMMISSION ACTION**

A motion was made by Commissioner Garcia and seconded by Commissioner Briones to recommend Denial.

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

### **THE MOTION FAILED**

A motion was made by Commissioner Head and seconded by Commissioner Briones to reconsider.

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

### **THE MOTION CARRIED**

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A motion was made by Chairwoman Romero and seconded by Commissioner Rose-Gonzales to recommend Approval as amended for "IDZ" with uses for three (3) units.

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

**NAY: Rosalez, Garcia**

**THE MOTION CARRIED**

**Item 6 (Continued from 07/18/17) ZONING CASE # Z2017185 S (Council District 6):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Bingo Parlor on 5,487.43 square feet out of NCB 18080, located at 8061 Culebra Road. Staff recommends Approval.

Staff mailed 8 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and no response from the Pipers Meadow Neighborhood Association.

James Griffin, representative, stated the future project is for a daytime bingo location.

**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.

The Zoning Commissioners discussed and commented on the presented case.

**COMMISSION ACTION**

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

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

**NAY: Kamath, Greer**

**THE MOTION CARRIED AS DENIAL**

**Item 11 ZONING CASE # Z2017205 (Council District 10):** A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 2.342 acres out of NCB 16153, located at 4030 Naco-Perrin Boulevard. Staff recommends Denial, with Alternate Recommendation, pending Plan Amendment. (Associated Plan Amendment 17062)

Staff mailed 13 notices to the surrounding property owners, 1 returned in favor, and 0 returned in opposition.

James Griffin, representative, stated the site plan has been amended, and the future project is for a construction contractor storage facility.



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**The following citizens appeared to speak:**

Adolfo Pesquera, read a statement into to record from his employer for a continuance to better understand the rezoning. He also stated his own 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.

The Zoning Commissioners discussed and commented on the presented case.

**COMMISSION ACTION**

A motion was made by Commissioner Nix and seconded by Commissioner Greer to recommend Approval of the amended request with the following conditions:

1. Minimize or eliminate the use of metal siding, wooden, or chain-link building materials into the façade and fencing.
2. Outside storage, service areas, mechanical equipment, and dumpsters should be screened from the view of the public right-of-way through the use of landscaping and approved fencing, such as masonry or synthetic equivalent.
3. Install landscaping to minimize view of parking and storage areas, reduce amount of impervious ground cover, and enhance the public realm - particularly along the Naco-Perrin Boulevard and Burt Drive corridors.
4. All signage should be designed to reduce clutter and contribute to a cohesive site.

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

**THE MOTION CARRIED**

**Item 13 ZONING CASE # Z2017208 (Council District 5):** A request for a change in zoning from “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District to "RM-6 AHOD" Residential Mixed Airport Hazard Overlay District on Lots 37 and 38, Block 4, NCB 7490, located at 143 Dolores Avenue. Staff recommends Denial, with an Alternate Recommendation.

Staff mailed 34 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Loma Park Neighborhood Association North.

Camerina Gonzalez Carrion, applicant, amended the zoning request to staff’s recommendation of a duplex.

A Continuance will be needed for an amended site plan.

**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.

The Zoning Commissioners discussed and commented on the presented case.

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## **COMMISSION ACTION**

A motion was made by Commissioner Briones and seconded by Commissioner Garcia for a continuance to September 5, 2017.

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

**NAY: None**

## **THE MOTION CARRIED**

**The Zoning Commission recessed into a break at 3:12 pm and reconvened at 3:20 pm.**

- Item 16 ZONING CASE # Z2017206 (Council District 2, 4, 6, 8):** Assigning zoning to areas considered for annexation from “OCL” Outside City Limits to “RP” Resource Protection District, “RE” Residential Estate District, “RD” Rural Development District, “FR” Farm and Ranch District, “NP-10” Neighborhood Preservation District, “R-20” Residential Single-Family District, “R-4” Residential Single-Family District, “R-5” Residential Single-Family District, “R-6” Residential Single-Family District, “C-1” Light Commercial District, “C-2” Commercial District, “C-3” General Commercial District, “L” Light Industrial District, “I-1” General Industrial District, “I-2” Heavy Industrial District, “MI-1” Mixed Light Industrial District, “MF-18” Limited Density Multi-Family District, “MF-25” Multi-Family District, “MF-33” Multi-Family District, “G” Golf Course District, “ED” Entertainment District, “MXD” Mixed Use District, “C-2 CD” Conditional Use for Motor Vehicle Sales/Full Service, “C-2 CD” Conditional Use for Landscaping Materials-Sales and Storage, “C-2 CD S” Conditional Use for Office/Warehousing/Flex Space and Specific Use Authorization for a Driving Range, “C-2 S” Specific Use Authorization for a Driving Range, “C-2 S” Specific Use Authorization for a Convenience Store (with gasoline and carwash), “C-3 CD” Conditional Use for Batch Plant, “C-2 CD” Commercial District with Conditional Use for Outdoor Storage Under Roof and Screened, “C-2 CD” Commercial District with Conditional Use for a Car Wash, “C-2 CD” Commercial District with Conditional Use for Auto and Light Truck Repair, “C-2 S” Commercial District with Specific Use for a Wireless Communication System, and overlay districts of “AHOD” Airport Hazard Overlay District, “MAOZ” Military Airport Overlay Zone, “MLOD” Military Lighting Overlay District, “MSAO” Military Sound Attenuation Overlay District, “GC-1” Hill Country Gateway Corridor, “GC-2” Highway 151 Gateway Corridor, “UC-1” IH-10/FM 1604 Urban Corridor and “ERZD” Edwards Recharge Zone District where applicable on 18.5 square miles located in Bexar County, Texas, generally located north of North Loop 1604 W, east of Scenic Loop Road, south of Cielo Vista, bounded by western and northern San Antonio city limits (The Babcock Road Corridor Annexation Area), generally located north of Wiseman Road, south of Culebra Road San Antonio city limits, to west of western city limits near West Loop 1604, south of Alamo Ranch Parkway and Alamo Parkway and Lone Star Parkway (The Culebra Road- Alamo Ranch Parkway Corridor Annexation Area), generally located north of West Military Drive, from the western San Antonio city limits to the east of Talley Road, and south of Alamo ranch Parkway (The Wiseman Boulevard Corridor Annexation Area), generally located north of Nelson Road, east of West Groesenbacher Road south of West Military Drive, west of western city limits, and near West Loop 1604 (The Potranco-West Loop 1604 Corridors Annexation Area), generally located along Foster Road, north of Rigsby-US 87, and east of Loop 410 East, south of IH-10 East, west of FM 1516, (The Foster Road Annexation Area), generally located South of IH-10 East, west of Old Greytown Road, north of Greytown Road, east of FM 15-16 (The IH-10 East-Loop 1604 East Interchange Annexation Area), generally located north of North Loop 1604 West, east of Vance Jackson Road, south of the Quarry, west of NW Military Highway (The Vance Jackson - North Loop 1604 West Tracts Annexation Area). Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17063)

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Kayla Leal, DSD Planner, presented Z2017206 to the Zoning Commission.

Staff mailed 3997 notices to the surrounding property owners of each area. Property owners within 200 feet of the proposed zoning responded with 3 returned in favor, and 25 returned in opposition. Property owners within 200 feet of the proposed annexation area responded with 2 returned in favor, and 38 returned in opposition

Catherine Hernandez, DSD Administrator, amended the zoning request for the Potranco/1604 Map Properties east of Loop 1604:

- “I-1 S” Light Industrial with Specific Use Authorization for Outside Storage (No Screening Required)
- “C-3” General Commercial District for the frontage along Loop 1604 with Deed restriction to prohibit Gas Stations
- “MLOD-2” Military Lighting Overlay District
- “MSAO-2” Military Sound Attenuation Overlay District

Properties west of Loop 1604:

- “R-5” Residential Single-Family District
- “C-3” General Commercial District for the frontage along Loop 1604
- “MLOD-2” Military Lighting Overlay District

Priscilla Rosales-Pina, DPCD Planning Manager, presented the proposed zoning district designations on the maps for each specific area of:

- Babcock
- Culebra Rd-Alamo Ranch
- Wiseman Rd
- Potranco Rd/West Loop 1604
- Vance Jackson- N Loop 1604 W
- Foster Road
- IH 10 E – Loop 1604 E

Bridget White, DPCD Director, clarified information on questions asked by the

Mike Barr, SAWS Representative, (Babcock Rd area) stated the recharge zone line is wrong on the GIS map, and presented an updated map to the Zoning Commission with the corrected recharge zone boundary; and noted the City staff will amend any changes.

Clinton Easton, DPCD, clarified information on the properties in the Vance Jackson area.

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**The following citizens appeared to speak:**

Ashley Farrimond, (Babcock area), requested “ED” zoning on the Palmer Golf Course property, she also stated this property is a part of the 1600 acres of the La Cantera MDP.

James McKnight, (Culebra-Alamo Ranch Area), stated he has worked with the City to accommodate zoning requests compatible with the MDP that has been submitted. (Potranco Area) requested 3 properties to C-3 and MF-33. (I H 10 East) requested R-4 on property 694650.

Mike Reyna, (Potranco area) stated a project named Applewood is in process, and requested residential zoning.

Anthony Hoffman, (Potranco area), 12275 Potranco Rd requested Commercial.

James Griffin, (Potranco area), stated there are contracts on the property since September 2015.

Mickey Varnes, (Vance Jackson area) spoke in favor.

Betty Sales, (Vance Jackson) spoke in favor.

Rev. Ray Warren, (Foster Rd) spoke in opposition.

Earl Warren, (Foster Rd) spoke in opposition.

Theresa Warren, (Foster Rd) spoke in opposition.

Erika Nunley, (Foster Rd), Drivetime Car Sales Company, spoke in favor.

Mary Ann Hajek, (Foster Rd area), spoke in opposition for Industrial, and requested a variety of zoning districts.

Maureen Brown Durst, (Foster Rd), concerned about the zoning and requested light industrial for her properties; 357588, 357590, 357595, 357596, 327903.

Mark Vetter, (I-10 East) spoke in opposition.

Joseph Moreno, (I-10 East) spoke in favor.

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.

The Zoning Commissioners discussed and commented on the presented case.

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### **COMMISSION ACTION**

A motion was made by Chairwoman Romero and seconded by Commissioner Rosalez to recommend Approval for the Babcock Road Corridor and the Vance Jackson- North Loop 1604 West Tracts Annexation Areas.

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

### **THE MOTION CARRIED**

**Commissioners Briones, Rose-Gonzales, and Garcia left the Zoning Commission at 5:10 pm.**

A motion was made by Commissioner Rosalez and seconded by Commissioner Head to recommend Approval for the Culebra Road-Alamo Ranch Parkway Commercial Corridor Annexation Area with the recommendations for the proposed “MF-33” changed to “MF-18” and “MF-25”.

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

### **THE MOTION CARRIED**

A motion was made by Commissioner Rosalez and seconded by Commissioner Greer to recommend Approval for the Wiseman Blvd Commercial Corridor.

**AYES: Romero, Head, McGhee, Kamath, Rosalez, Greer, Nix**  
**NAY: None**

### **THE MOTION CARRIED**

A motion was made by Commissioner Kamath and seconded by Commissioner Greer to recommend Approval for the Potranco Rd-West Loop 1604 Commercial Corridor with staff’s amended recommendations, property ID 202494 to “C-2” , and to exclude property ID’s 201832, 201833, and 201834.

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

### **THE MOTION CARRIED**

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A motion was made by Commissioner Head and seconded by Commissioner Rosalez to recommend Approval of the Foster Road Annexation Area with staff's recommendations, and "Light Industrial" for property IDs 357588, 357590, 357595, 357596, and 327903.

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

**NAY: None**

**THE MOTION CARRIED**

A motion was made by Commissioner Head and seconded by Commissioner Greer to recommend Approval for the IH-10 East-Loop 1604 East Interchange Annexation Area with the recommendation for 694650 to "R-4".

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

**NAY: None**

**THE MOTION CARRIED**

**Item 29 Consideration of the August 1, 2017 Zoning Commission Minutes**

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

**Director's Report:**

There being no further business, the meeting was adjourned at 6:07 p.m.

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APPROVED:

Dr. Francine Romero, Chair

ATTEST:

Melissa Ramirez, Assistant Director