

December 5, 2017

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
December 5, 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.

1:15 PM – Public Hearing

Roll Call

Present: Romero, Lopez, Head, McGhee, Kamath, Rosalez, Sipes, Gibbons, Nix, McDaniel
Absent: Briones

Olga Valadez, World Wide Languages, translator was present.

COMBINED HEARING:

- Item 2** (Continued from 11/07/17) **ZONING CASE # Z2017279 (Council District 3):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 22 and Lot 23, Block 16, NCB 3284, located at 898 East Drexel Avenue. Staff recommends Approval.

Staff mailed 15 notices to the surrounding property owners, 4 returned in favor, 0 returned in opposition, and the Highland Park Neighborhood Association is in favor.

COMMISSION ACTION

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

AYES: Romero, Lopez, Head, McGhee, Kamath, Rosalez, Sipes, Gibbons, Nix, McDaniel
NAY: None

THE MOTION CARRIED

- Item 3** **ZONING CASE # Z2017144 (Council District 10):** A request for a change in zoning from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "PUD MF-18 AHOD" Planned Unit Development Limited Density Multi-Family Airport Hazard Overlay District on Lots 45 through 50, Block 1, NCB 14149, located at 4130 through 4150 Swans Landing. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17047)

Staff mailed 29 notices to the surrounding property owners, 0 returned in favor, 1 returned in opposition, and no response from the Marymount Area Neighborhood Association.

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COMMISSION ACTION

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

AYES: Romero, Lopez, Head, McGhee, Kamath, Rosalez, Sipes, Gibbons, Nix, McDaniel
NAY: None

THE MOTION CARRIED

- Item 5** **ZONING CASE # Z2017286 (Council District 7):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District on Lot P-81 and Lot P-82, NCB 14618, located in the 6500 Block of Eckhert Boulevard. Staff recommends Approval.

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

COMMISSION ACTION

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

AYES: Romero, Lopez, Head, McGhee, Kamath, Rosalez, Sipes, Gibbons, Nix, McDaniel
NAY: None

THE MOTION CARRIED

- Item 6** **ZONING CASE # Z2017302 (Council District 2):** A request for a change in zoning from "L" Light Industrial District to "I-1" General Industrial District on 17.28 acres out of CB 5132, located at 6375 US Hwy 87 East. Staff recommends Approval, pending Plan Amendment. (Plan Amendment 17090)

Staff mailed 10 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and the Lakeside Neighborhood Association is not opposed.

COMMISSION ACTION

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

AYES: Romero, Lopez, Head, McGhee, Kamath, Rosalez, Sipes, Gibbons, Nix, McDaniel
NAY: None

THE MOTION CARRIED

- Item 7 ZONING CASE # Z2018002 (Council District 2):** A request for a change in zoning from "C-2 S" Commercial District with Specific Use Authorization for a Party House, Reception Hall, and Meeting Facilities, "C-2 EP-1 S" Commercial Facility Parking/Traffic Control Overlay District with Specific Use Authorization for a Party House, Reception Hall, and Meeting Facilities to "C-3 EP-1" General Commercial Facility Parking/Traffic Control Overlay District and "MF-33 EP-1" Multi-Family Facility Parking/Traffic Control Overlay District on 57.428 acres out of NCB 10578, located at 856 Gembler Road, 827 Richland and 4007 East IH 10. Staff recommends Approval, pending the Plan Amendment. (Associated Plan Amendment Case 18001)

Staff mailed 36 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the United Homeowners Improvement Association.

COMMISSION ACTION

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

AYES: Romero, Lopez, Head, McGhee, Kamath, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

- Item 9 ZONING CASE # Z2018004 CD (Council District 1):** A request for a change in zoning from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "R-6 CD NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for a Four-Plex on Lot 19 and Lot 20, Block 1, NCB 3102, located at 939 West Elsmere Place. Staff recommends Approval.

Staff mailed 26 notices to the surrounding property owners, 3 returned in favor, 0 returned in opposition, and no response from the Beacon Hill Neighborhood Association.

COMMISSION ACTION

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

AYES: Romero, Lopez, Head, McGhee, Kamath, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

- Item 12 ZONING CASE # Z2018007 (Council District 1):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 14, NCB 2236, located at 2200 West Martin Street. Staff recommends Approval.

Staff mailed 28 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and the Prospect Hill Neighborhood Association is in favor.

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The following citizens appeared to speak:

Robert Ripley, spoke with concerns for the water runoff issues.

COMMISSION ACTION

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

AYES: Romero, Lopez, Head, McGhee, Kamath, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

- Item 14 ZONING CASE # Z2018009 S (Council District 1):** A request for a change in zoning from "FBZ T5-1 AHOD" Form Based Zone Airport Hazard Overlay District to "FBZ T5-1 HS AHOD S" Form Based Zone Airport Hazard Overlay District with Specific Use Authorization for a Storage Shipping Container on the South 122.9 feet of Lot 7, Block 8, NCB 846, located at 703 East Quincy Street. Staff recommends Approval.

Staff mailed 15 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Downtown Residence Association.

COMMISSION ACTION

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

AYES: Romero, Lopez, Head, McGhee, Kamath, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

- Item 16 ZONING CASE # Z2018011 (Council District 1):** A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District, "I-1 AHOD" General Industrial Airport Hazard Overlay District and "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on All of Block, NCB 8566, Lot 12 and Lot 13, Block 2, NCB 7302, All of Block, NCB 7301, 0.1345 acres out of NCB 7303, located at 3222 Howard Street, 3223 Howard Street, and 234 Melrose Place. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18004)

Staff mailed 68 notices to the surrounding property owners, 1 returned in favor, 4 returned in opposition, and the Monte Vista Terrace Neighborhood Association is not opposed.

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COMMISSION ACTION

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

AYES: Romero, Lopez, Head, McGhee, Kamath, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

- Item 18 ZONING CASE # Z2018041 (Council District 8):** A request for a change in zoning from "MF-33" Multi-Family District to "MF-50" Multi-Family District on Lot 16, Block 1, NCB 15017, located at 11327 Expo Boulevard. Staff recommends Approval.

Staff mailed 13 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and no response from the Vance Jackson Neighborhood Association.

COMMISSION ACTION

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

AYES: Romero, Lopez, Head, McGhee, Kamath, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

CONTINUANCES

- Item 17 ZONING CASE # Z2018012 (Council District 5):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on Lot 12, Lot 13, and Lot 14, Block 2, NCB 6680, located at 2203 Frio City Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18005)

Staff mailed 15 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Quintana Community Neighborhood Association.

The following citizens appeared to speak:

Robert Ripley, concern about the water runoff issues.

COMMISSION ACTION

A motion was made by Commissioner McDaniel and seconded by Commissioner Rosalez for a continuance to December 19, 2017.

AYES: Romero, Lopez, Head, McGhee, Kamath, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

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POSTPONED

Item 4 **Z2017275 CD – Withdrawn**

INDIVIDUAL CONSIDERATION

Item 1 **ZONING CASE # Z2018013 ERZD (Council District 8):** A request for a change in zoning from “R-6 MLOD ERZD” Residential Single-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to “MF-33 MLOD ERZD” Multi-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on 9.02 acres out of NCB 14865, located at 14715 Babcock Road. Staff recommends Approval.

Staff mailed 47 notices to the surrounding property owners, 0 returned in favor, and 29 returned in opposition.

Mike Escalante, SAWS representative, stated SAWS recommends Approval, and the impervious cover is not to exceed 50%.

Daniel Ortiz, representative, requested a continuance to December 19, 2017.

The following citizens appeared to speak:

Ron Juarez, Cedar Point Condo Association, passed until next meeting.

Matt Fassner, passed.

Stephen Blankenship, spoke with concerns for the road.

Larry Larrumbide, in agreement with the continuance to work out traffic concerns.

Nick Mohat, spoke in opposition regarding the population density.

Victor Chevalier, in agreement with the continuance, and has concerns regarding the future parking.

Gabriel Alaniz, spoke in opposition regarding high density of apartments in the area.

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 Chair Romero and seconded by Commissioner McGhee for a continuance to December 19, 2017.

AYES: Romero, Lopez, Head, McGhee, Kamath, Rosalez, Sipes, Gibbons, Nix, McDaniel
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NAY: None

THE MOTION CARRIED

- Item 8 ZONING CASE # Z2018003 CD (Council District 2):** A request for a change in zoning from "RM-4 H AHOD" Residential Mixed Knob Hill Historic Airport Hazard Overlay District to "RM-4 CD H AHOD" Residential Mixed Knob Hill Historic Airport Hazard Overlay District with Conditional Use for an Assisted Living Facility with up to 16 Residents on Lot 10 and the West 25 feet of Lot 11, Block 4, NCB 3888, located at 1236 Virginia Boulevard. Staff recommends Denial, with Alternate Recommendation.

Staff mailed 33 notices to the surrounding property owners, 3 returned in favor, 1 returned in opposition, and the Denver Heights Neighborhood Association is in opposition.

Jose Vasquez, representative, amended the zoning request to staff's recommendation for a limit to ten (10) residents, and requested a continuance to meet with the Neighborhood Association.

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 Head and seconded by Commissioner Nix for a continuance to February 6, 2017.

AYES: Romero, Lopez, Head, McGhee, Kamath, Rosalez, Sipes, Gibbons, Nix, McDaniel
NAY: None

THE MOTION CARRIED

- Item 10 ZONING CASE # Z2018005 (Council District 1):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 8 and Lot 9, Block 2, NCB 227 located at 2219 West Houston Street. Staff recommends Denial, with Alternate Recommendation.

Staff mailed 32 notices to the surrounding property owners, 0 returned in favor, 17 returned in opposition, and the Prospect Hill Neighborhood Association is in opposition.

Baltzar Serna, representative, stated the property owner is currently using the property for 2 units and requested the zoning to be compliant with the current use of the property. The representative proposed three (3) units on 1 lot, and requested a continuance.

The following citizens appeared to speak:

Tinker Schultz, spoke in opposition.
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Karen Brown, presented a petition with signatures in opposition, and stated the property should remain "R-4" single family residential.

Lorenzo Martinez, yielded minutes to Karen Brown.

Mary Alice Cisneros, spoke in opposition.

Patricia Sanchez, spoke in opposition.

Kerman Rogers, 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.

The Zoning Commissioners discussed and commented on the presented case.

COMMISSION ACTION

A motion was made by Commissioner Lopez and seconded by Commissioner Sipes to recommend Denial.

AYES: Romero, Lopez, McGhee, Rosalez, Sipes, Nix, McDaniel

NAY: Head, Kamath, Gibbons

THE MOTION CARRIED AS DENIAL

- Item 11 ZONING CASE # Z2018006 (Council District 3):** A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 8 and Lot 9, Block 1, NCB 14154, located at 391 and 361 East Ansley Street. Staff recommends Denial, with Alternate Recommendation.

Staff mailed 26 notices to the surrounding property owners, 3 returned in favor, and 0 returned in opposition.

Jose Albert Lopez Machado, stated the planned project is for a reception hall, and amended the zoning request to "C-2" S with Specific Use Authorization for a Party Hall.

Olga Valadez, World Wide Languages, translated for the applicant.

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 McGhee and seconded by Commissioner Rosalez to recommend Approval of the amended request of "C-2" S with Specific Use Authorization for a Party Hall. with the following condition:

- No outside amplifications systems, music or outdoor activities.

AYES: Romero, Lopez, Head, McGhee, Kamath, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

Item 13 ZONING CASE # Z2018008 (Council District 2): A request for a change in zoning from "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted for Seven (7) Single-Family Residential Units on the West 25.16 feet of the South 53 feet of Lot 7, the West 26.82 feet of Lot 10, the East 70 feet of the North 27.5 feet of Lot 10, the East 42.5 feet of the West 108.32 feet of Lot 10, the West 30 feet of the East 100 feet of Lot 10, the East 39.7 feet of Lot 9, 0.05 acres of land (East 39 feet of the West 65.82 feet of Lot 10), Block 17, NCB 568, located at 105,107,109,111,113 and 115 Brown Alley, and 415 North Mesquite. Staff recommends Approval.

Staff mailed 25 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and the Dignowity Hill Neighborhood Association is in opposition.

Michael Perez, representative, stated the rezoning is to allow access for emergency vehicles.

The following citizens appeared to speak:

Cullen Jones, Dignowity Hill NA, spoke in opposition regarding "IDZ".

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 Head and seconded by Commissioner Nix for a continuance to January 16, 2018.

AYES: Romero, Lopez, Head, McGhee, Kamath, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

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Item 15 ZONING CASE # Z2018010 (Council District 6): A request for a change in zoning from "C-2 GC-2 AHOD" Commercial Highway 151 Gateway Corridor Airport Hazard Overlay District to "C-3 GC-2 AHOD" General Commercial Highway 151 Gateway Corridor Airport Hazard Overlay District on Lot 9, Block 31, NCB 17643, located at 8827 State Highway 151. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment Case 18003)

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

Applicant not present.

Staff stated a continuance is needed for the applicant to submit a 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.

COMMISSION ACTION

A motion was made by Commissioner Rosalez and seconded by Commissioner McGhee for a continuance to December 19, 2017.

AYES: Romero, Lopez, Head, McGhee, Kamath, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

Item 19 Consideration of the November 21, 2017 Zoning Commission Minutes.

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

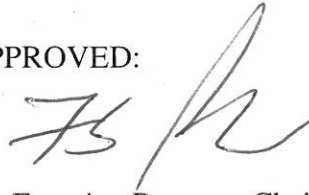
Director's Report:

- Short Term Rentals and MLOD items possibly scheduled for the next agenda.

There being no further business, the meeting was adjourned at 3:30 p.m.

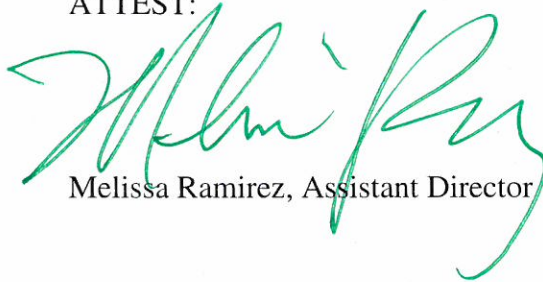
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APPROVED:



Dr. Francine Romero, Chair

ATTEST:



Melissa Ramirez, Assistant Director