

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
November 15, 2016**

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, Rosalez, Rose-Gonzales Greer, King, Garcia

Absent: Briones

Arianne Villanueva, World-Wide Languages, translator was present.

Withdrawals and Postponements

Item 1 Z2016254- Postponed

COMBINED HEARING:

Item 2 (Continued From 10/18/16) ZONING CASE # Z2016270 CD S ERZD (Council District 9): A request for a change in zoning from "OCL" Outside City Limits to "C-2 MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District, being Bexar County Property ID 268798, being P-4, 4C, P-5 & P-6A, CB 4900 and P-3, P-3C, P-4 & P-5, CB 4926, located at 25390 US Highway 281 North. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16082)

Staff mailed 23 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition.

COMMISSION ACTION

A motion was made by Commissioner King and seconded by Commissioner Garcia to recommend approval.

Ayes: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Rosalez, Rose-Gonzales Greer, King, Garcia

NAY: None

THE MOTION CARRIED

November 15, 2016

- Item 8 ZONING CASE # Z2016282 (Council District 1):** A request for a change in zoning from "IDZ RIO-2 AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and a Bar and/or Tavern without Cover Charge 3 or more days per week and "I-1 RIO-2 AHOD" General Industrial River Improvement Overlay Airport Hazard Overlay District to "IDZ RIO-2 AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses in "O-2" High-Rise Office District, "C-2" Commercial District, "MF-40" Multi-Family District and a Bar on 3.127 acres out of NCB 969 and NCB 970, located at 1801 Broadway Avenue. Staff recommends Approval.

Staff mailed 16 notices to the surrounding property owners, 2 returned in favor, 0 returned in opposition, and no response from the Government Hill Alliance Neighborhood Association.

COMMISSION ACTION

A motion was made by Commissioner King and seconded by Commissioner Garcia to recommend approval.

Ayes: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Rosalez, Rose-Gonzales Greer, King, Garcia

NAY: None

THE MOTION CARRIED

- Item 10 ZONING CASE # Z2016285 S (Council District 2):** A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "L S AHOD" Light Industrial Airport Hazard Overlay District with a Specific Use Authorization for Manufactured Homes / Oversized Vehicle Sales, Service and Storage on the East 172 FT of Lot 12, Block 9, NCB 12865, located at 1231 Eddie Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16088)

Staff mailed 9 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition.

COMMISSION ACTION

A motion was made by Commissioner King and seconded by Commissioner Garcia to recommend approval.

Ayes: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Rosalez, Rose-Gonzales Greer, King, Garcia

NAY: None

THE MOTION CARRIED

November 15, 2016

- Item 11 ZONING CASE # Z2017001 (Council District 3):** A request for a change in zoning from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lots 77 and 78, Block 9, NCB 9309, located at 1440 SW Military Drive. Staff recommends Approval.

Staff mailed 19 notices to the surrounding property owners, 2 returned in favor, and 0 returned in opposition.

COMMISSION ACTION

A motion was made by Commissioner King and seconded by Commissioner Garcia to recommend approval.

Ayes: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Rosalez, Rose-Gonzales Greer, King, Garcia

NAY: None

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION

Chairwoman Romero stated Item numbers 5 and 9 require Spanish translation and will be heard at the beginning of the Individual Hearing.

- Item 5 (Continued from 10/18/16) ZONING CASE # Z2016262 (Council District 5):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on N. 50 Feet of Lots 7, 8, 9, 10 & 11, Block 11, NCB 2250, located at 323 North Zarzamora Street. 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 Prospect Hill Neighborhood Association.

Antonio Oruna Dergal, applicant, stated the rezoning request is for a proposed car lot.

Arianne Villanueva, 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.

COMMISSION ACTION

November 15, 2016

A motion was made by Commissioner Garcia and seconded by Commissioner Rose-Gonzales to recommend Denial.

Ayes: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Rosalez, Rose-Gonzales, Greer, King, Garcia

NAY: None

THE MOTION CARRIED

Chairwoman Romero stated Item # 3 will be heard after Item #5

Item 3 ZONING CASE # Z2016267 ERZD (Council District 10): A request for a change in zoning from "C-3 ERZD" General Commercial Edwards Recharge Zone District and "C-3 PC-1 ERZD" General Commercial Bulverde Road Preservation Corridor Overlay Edwards Recharge Zone District to "MF-33 ERZD" Multi-Family Edwards Recharge Zone District and "MF-33 PC-1 ERZD" Multi-Family Bulverde Road Preservation Corridor Overlay Edwards Recharge Zone District on 15.155 acres out of NCB 17727, located in the 17700 Block of Bulverde Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16081)

Staff mailed 13 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and no response from the Emerald Forest Home Owner's Association.

Mike Barr, SAWS Representative, presented SAWS recommendation of Approval.

Ashley Farrimond, representative, stated the re-zoning request is for a planned project for housing and a commercial activity area.

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 King and seconded by Commissioner Garcia to recommend Approval with all SAWS recommendations.

Ayes: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Rosalez, Rose-Gonzales, Greer, King, Garcia

NAY: None

THE MOTION CARRIED

Chairwoman Romero stated Item # 9 will be heard after Item #3.

November 15, 2016

Item 9 ZONING CASE # Z2016284 (Council District 3): 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 12, Block 80, NCB 9362, located at 507 Clovis Place. Staff recommends Denial.

Staff mailed 22 notices to the surrounding property owners, 0 returned in favor, and 7 returned in opposition.

Mildred Lopez, applicant, stated the rezoning request is for a planned project to have her whole family live together, a place for the children to play, a place to park the vehicles, and the ability to lease 3 apartments.

Arianne Villanueva, World-Wide Languages, translated for the applicant.

The following citizens appeared to speak:

Jose Luis Aguilar, spoke in opposition.

Robert Guajardo, spoke in opposition.

Rudy Montez, 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 McGhee and seconded by Commissioner Garcia to recommend Denial.

Ayes: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Rosalez, Rose-Gonzales, Greer, King, Garcia

NAY: None

THE MOTION CARRIED

Item 4 (Continued from 10/18/16) ZONING CASE # Z2016239 (Council District 1): 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 single-family detached uses not to exceed 17 units per acre on Lot 14, NCB 863, located at 425 E. Mistletoe Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16070)

November 15, 2016

Staff mailed 30 notices to the surrounding property owners, 0 returned in favor, and 2 returned in opposition, and the Tobin Hill Neighborhood Association is in opposition.

John Cooley representative, explained the planned project is to build six (6) single-family homes that will fit into the neighborhood aesthetics.

The following citizens appeared to speak:

Ben Fairbank, Zoning Task Force Chair for the Tobin Hill Community Association, spoke in opposition.

Martha Wilson, yielded minutes to Rick Schell.

Anisa Schell, spoke in opposition, she presented a petition in opposition with 114 signatures.

Carmen Hernandez, yielded minutes to Rick Schell.

Rick Schell, spoke in opposition.

Marilyn Courchesre, spoke in opposition.

Evangelina Lopez, yielded minutes to Anisa Schell.

Albert Arias, spoke in opposition.

Beatrice Moreno, spoke in opposition.

Frederica Kushner, spoke in opposition.

Carlos Leos, spoke in favor.

Paula Stories, spoke in opposition.

David Honkala, 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.

COMMISSION ACTION

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

Ayes: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Rosalez, Rose-Gonzales, Greer, King, Garcia

NAY: None

THE MOTION CARRIED

Item 6 (Continued from 11/01/16) ZONING CASE # Z2016271 S (Council District 5): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with Specific Use Authorization for Metal Recycling Entity with Outside Storage and/or Processing on Lots 8 and 9, Block 1, NCB 6439, located 313 and 315 Frio City Road. Staff recommends Denial with Alternate Recommendation. (Associated Plan Amendment 16083)

Staff mailed 36 notices to the surrounding property owners, 0 returned in favor, and 1 returned in opposition. No responses from Collins Garden and San Juan Neighborhood Associations.

Robert Flores, applicant, stated he accepted staff's alternate recommendation and has worked with the community to resolve issues.

Oscar Aguilera, 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.

COMMISSION ACTION

A motion was made by Commissioner Garcia and seconded by Commissioner King to recommend Approval for staff's alternate recommendation of "I-1 S" with Specific Use Authorization for Metal Recycling and with the following conditions:

- Business hours of operation Monday through Friday 8:00 am – 6:00 pm, Saturday 8:00 am – 4:30 pm, and closed on Sunday.
- Solid screen fencing adjacent to residential zoning and uses.

November 15, 2016

Ayes: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Rosalez, Rose-Gonzales, Greer, King, Garcia

NAY: None

THE MOTION CARRIED

Item 7 (Continued from 11/01/16) ZONING CASE # Z2016272 (Council District 2): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "AE-1 AHOD" Arts and Entertainment Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "MF-18" Limited Density Multi-Family District on Lots 8, 9, 10, 11, 27, Block 7, NCB 1440, located at 2231, 2235, 2243 E. Commerce and 128 and 132 Belmont Street. Staff recommends Denial with Alternate Recommendation.

Staff mailed 61 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and the Jefferson Heights neighborhood Association is in favor.

James Griffin, representative, stated the re-zoning request is for mixed use on the property, consisting of office space and multi-family housing which will resemble single-family homes.

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 Head and seconded by Commissioner Garcia to recommend Approval as requested for "IDZ AHOD" with uses permitted in "C-2" and "MF-18".

Ayes: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Rosalez, Rose-Gonzales, Greer, King, Garcia

NAY: None

THE MOTION CARRIED

Item 12 ZONING CASE # Z2017002 CD (Council District 1): A request for a change in zoning from "C-2 NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with Conditional Use for a Tattoo Parlor on Lot 26, Block 50, NCB 2744, located at 1620 Fredericksburg Road. Staff recommends Approval with Conditions.

November 15, 2016

Staff mailed 32 notices to the surrounding property owners, 2 returned in favor, 0 returned in opposition. Keystone Neighborhood Association is in favor, Montecello Park and Woodlawn Lake Neighborhood Associations are in opposition, and no response from Jefferson Heights.

Benjamin Upton, applicant, stated the business is a high-end tattoo boutique that has requested the rezoning to move the current business into another location. The applicant presented a presentation to the Zoning Commission explaining the business and all their achievements.

The following citizens appeared to speak:

Miro Hernandez, operations manager, spoke in favor.

Aaron Pollack, employee, spoke in favor.

Jacob Valenzuela, owner of Deco Pizzeria, 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.

COMMISSION ACTION

A motion was made by Commissioner Diaz-Sanchez and seconded by Commissioner Garcia to recommend Approval with the following conditions:

- All on-site lighting shall be directed onto the site and point away from any residential zoning or uses using 90-degree or less cut-off fixtures.
- Hours of Operation shall be from 9 am to 9 pm.

Ayes: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Rosalez, Greer, King, Garcia
NAY: Rose-Gonzales

THE MOTION CARRIED

Item Consideration of the November 1, 2016 Zoning Commission Minutes

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

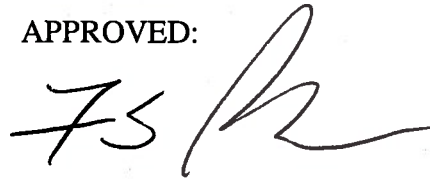
Director's Report:

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

November 15, 2016

10

APPROVED:



Dr. Francine Romero, Chair

ATTEST:



Executive Secretary