

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
December 6, 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.

1:03 PM – Public Hearing

Roll Call

Present: Romero, Diaz-Sanchez, Head, McGhee, Briones, Rosalez, Greer, Garcia

Absent: Kamath, Rose-Gonzales, King

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

COMBINED HEARING:

- Item 6** **ZONING CASE # Z2017004 (Council District 4):** A request for a change in zoning from "MI-1 AHOD" Mixed Light Industrial Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on 0.153 acres out of CB 4005, located at 11230 State Highway 16 South. Staff recommends Approval.

Staff mailed 6 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 McGhee to recommend Approval.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Briones, Rosalez, Greer, Garcia

NAY: None

THE MOTION CARRIED

- Item 7** **ZONING CASE # Z2017006 (Council District 6):** A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on the South 94.47 feet of Lot 29, Block 1, NCB 15600, located at 2411 Pinn Road. Staff recommends Approval.

Staff mailed 25 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Cable/Westwood Neighborhood Association.

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COMMISSION ACTION

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

AYES: Romero, Diaz-Sanchez, Head, McGhee, Briones, Rosalez, Greer, Garcia

NAY: None

THE MOTION CARRIED

- Item 8 ZONING CASE # Z2017007 (Council District 7):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "MF-18 AHOD" Limited-Density Multi-Family Residential Airport Hazard Overlay District on 33.127 acres out of NCB 18559, located at 7615 Bandera Road. Staff Recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17003)

Staff mailed 21 notices to the surrounding property owners, 1 returned in favor, and 1 returned in opposition.

COMMISSION ACTION

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

AYES: Romero, Diaz-Sanchez, Head, McGhee, Briones, Rosalez, Greer, Garcia

NAY: None

THE MOTION CARRIED

REQUESTED CONTINUANCES

- Item 3 ZONING CASE # Z2016283 ERZD (Council District 9):** A request for a change in zoning from "C-3 MLOD-1 MSAO-1 ERZD" General Commercial Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Edwards Recharge Zone District and "C-2 MLOD-1 MSAO-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Edwards Recharge Zone District to "MF-25 MLOD-1 MSAO-1 ERZD" Low Density Multi-Family Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Edwards Recharge Zone District on Lot 1, Block 37, NCB 19216, located in the 20700 Block of Blanco Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16084)

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

Ashley Fairrmond, representative, requested the continuance to complete internal work on the case.

COMMISSION ACTION

A motion was made by Commissioner Greer and seconded by Commissioner Garcia for a continuance to December 20, 2016.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Briones, Rosalez, Greer, Garcia

NAY: None

THE MOTION CARRIED

Item 4 (Continued from 11/01/16) ZONING CASE # Z2016273 (Council District 7): A request for a change in zoning from "C-3 R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District, "C-3 AHOD" General Commercial Airport Hazard Overlay District and "O-1 AHOD" Office Airport Hazard Overlay District to "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District on 13.061 acres out of NCB 11545, located in the 4800 block of Callaghan Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16085)

Staff mailed 32 notices to the surrounding property owners, 8 returned in favor, and 7 returned in opposition. The Ingram Hills Neighborhood Association is in opposition and no response from the Thunderbird Neighborhood Association.

COMMISSION ACTION

A motion was made by Commissioner Garcia and seconded by Commissioner McGhee for a continuance to January 17, 2017.

Ken Brown, representative, requested the continuance to work with the community.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Briones, Rosalez, Greer, Garcia

NAY: None

THE MOTION CARRIED

Item 10 ZONING CASE # Z2017012 (Council District 4): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "RM-6 AHOD" Residential Mixed Airport Hazard Overlay District on 9.234 acres out of NCB 34393, located in the 10700-10800 Block of Potranco Road. Staff recommends Approval.

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Staff mailed 59 notices to the surrounding property owners, 1 returned in favor, and 0 returned in opposition, and no response from the Park Place Neighborhood Association.

James Griffin, representative, agreed to the requested continuance made by the District 4 Zoning Commissioner.

COMMISSION ACTION

A motion was made by Commissioner Greer and seconded by Commissioner Garcia for a continuance to December 20, 2016.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Briones, Rosalez, Greer, Garcia

NAY: None

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION

- Item 1 ZONING CASE # Z2016064 ERZD (Council District 8):** A request for a change in zoning from "C-3 MLOD-1 ERZD" General Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "MF-40 MLOD-1 ERZD" Multi-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on Lot 9, Block 4, NCB 16602, located in the 15600-15700 Block of Chase Hill Boulevard. Staff recommends Approval.

Staff mailed 12 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition.

Mike Escalante, SAW Representative, presented SAWS recommendation of Approval.

Patrick Christensen, representative, stated majority of the property is within the flood plain and they are working on establishing a flood plain buffer. The representative stated the applicant is in agreement with a four-story height limitation.

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.

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COMMISSION ACTION

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

AYES: Romero, Diaz-Sanchez, Head, McGhee, Briones, Rosalez, Greer, Garcia

NAY: None

THE MOTION CARRIED

Commissioner Garcia recused herself from case Z2016277 ERZD at 1:20 pm.

Item 2 ZONING CASE # Z2016277 ERZD (Council District 9): A request for a change in zoning from "QD CD S MSAO-1 MLOD-1 AHOD ERZD" Quarry Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District with Conditional Use and Specific Use Authorization for Blasting, "C-2 MSAO-1 MLOD-1 AHOD ERZD" Commercial Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District, "PUD R-6 MSAO-1 MLOD-1 AHOD ERZD" Planned Unit Development Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District to "MXD MSAO-1 MLOD-1 AHOD ERZD" Mixed Use Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District on 50.523 acres out of NCB 17701 and NCB 16334 and 439.364 acres out of NCB 17701, generally located north of Loop 1604, East of NW Military Highway, and South of Camp Bullis. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16086)

Staff mailed 15 notices to the surrounding property owners, 1 returned in favor, and 0 returned in opposition.

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

Ken Brown, representative, stated the approximate 500 acres is part of the overall Rogers Ranch development, and is zoned "Quarry". The representative stated the future plans of the rezoning process will be "Mixed Use" which will include multi-family, single-family and commercial. He also stated he is working to help alleviate the heavy flow of traffic on NW Military.

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.

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COMMISSION ACTION

A motion was made by Commissioner Greer and seconded by Commissioner Head to recommend Approval with all SAWS recommendations.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Briones, Rosalez, Greer

NAY: None

THE MOTION CARRIED

Commissioner Garcia re-entered the Zoning Commission meeting.

- Item 5 ZONING CASE # Z2017003 (Council District 10):** 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 1.016 acres out of NCB 15862, located at 11203 Perrin Beitel Road. Staff recommends Denial. (Associated Plan Amendment 17001)

Staff mailed 15 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and no response from the Hills Park North Neighborhood Association.

Atarsh Harry, co-owner and representative, stated the community and the applicant are in agreement for the requested "C-3. After the discussion with the Zoning Commission, the applicant agreed to amend the request to "C-2 CD" resulting in an automatic postponement.

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

No motion needed due to an automatic postponement.

- Item 9 ZONING CASE # Z2017009 (Council District 3):** A request for a change in zoning from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and a Welding Shop on the North 100 feet of Lot 4, Block 14, NCB 3232, located at 116 E. Malone Street. Staff recommends Denial. (Associated Plan Amendment 17004)

Staff mailed 21 notices to the surrounding property owners, 4 returned in favor, and 1 returned in opposition.

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Johnny Valdez, representative, stated most properties on Malone are zoned Commercial. He stated his request is for "IDZ" with uses for a welding shop, which would fit into the surrounding 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 McGhee and seconded by Commissioner Garcia for a continuance to December 20, 2016.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Briones, Rosalez, Greer, Garcia

NAY: None

THE MOTION CARRIED

Item 11 Consideration of the November 15, 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 2:06 p.m.

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APPROVED:



Dr. Francine Romero, Chair

ATTEST:



Executive Secretary