

June 6, 2017

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

1:05 PM – Public Hearing

Roll Call

Present: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Nix

Absent: Garcia

Olga Valadez, World Wide Languages, translator was present.

COMBINED HEARING:

Item 5 (Continued from 05/16/17) **ZONING CASE # Z2017149 S (Council District 10):** 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 a Specific Use Authorization for a Car Wash on P-133, NCB 13740, located in the 3300 Block of Thousand Oaks Drive. Staff recommends Approval with Conditions.

Staff mailed 33 notices to the surrounding property owners, 0 returned in favor, 3 returned in opposition. The Eden Neighborhood Association is not opposed, and no response from Hunter's Mill Neighborhood Association.

COMMISSION ACTION

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

AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Nix

NAY: None

THE MOTION CARRIED

Item 9 **ZONING CASE # Z2017158 (Council District 4):** A request for a change in zoning from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 5 and Lot 4 Except the 50 FT Ingress-Egress Easement, Block 1, NCB 15249, located at 8830 Southwest Loop 410. Staff recommends Approval.

Staff mailed 10 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and no response from the People Active in Community Efforts.

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COMMISSION ACTION

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

AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Nix

NAY: None

THE MOTION CARRIED

- Item 12 ZONING CASE # Z2017162 CD (Council District 1):** A request for a change in zoning from "RM-4 H HE AHOD" Residential Mixed King William Historic Exceptional Airport Hazard Overlay District to "RM-4 CD H HE AHOD" Residential Mixed King William Historic Exceptional Airport Hazard Overlay District with Conditional Use for a Commercial Parking Lot on Lot 8 and the East 4.07 Feet of Lot 7, NCB 934, located at 401 Pereida Street. Staff recommends Approval.

Staff mailed 25 notices to the surrounding property owners, 9 returned in favor, 2 returned in opposition, and no response from the King William Neighborhood Association.

The following citizens appeared to speak:

Cherise Bell, King William NA, read a statement of no objection from the Neighborhood Association.

COMMISSION ACTION

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

AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Nix

NAY: None

THE MOTION CARRIED

REQUESTED CONTINUANCES

- Item 6 (Continued from 05/16/17) 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 20 notices to the surrounding property owners, 1 returned in favor, and 3 returned in opposition.

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

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No citizens appeared to speak.

COMMISSION ACTION

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

AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Nix

NAY: None

THE MOTION CARRIED

Item 11 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 with uses permitted in "MF-33" Multi-Family District 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, and 3 returned in opposition.

Applicant passed time. Staff stated applicant was requesting a continuance.

No citizens appeared to speak.

COMMISSION ACTION

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

AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Nix

NAY: None

THE MOTION CARRIED

POSTPONED

Item 2 Z2017125 HL – Postponed

Item 3 Z2017144 – Postponed

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INDIVIDUAL CONSIDERATION

- Item 1** Briefing and Recommendation amending Chapter 35 of the City Code, specifically 35.335 "NCD" Neighborhood Conservation District including amendments to "NCD-5" Beacon Hill Area Neighborhood Conservation District. Staff recommends Approval.

Catherine Hernandez, Land Development Administrator, presented the background information and clarified the process for the development of the NCD amendments

The following citizens appeared to speak:

Cosima Colvin, VP Beacon Hill NA, explained information regarding the efforts and actions of the neighborhood association.

Dawn Hanson, spoke in opposition.

Indica Henderson, spoke in opposition.

COMMISSION ACTION

A motion was made by Commissioner Diaz-Sanchez and seconded by Commissioner McGhee to recommend Approval.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Nix

NAY: None

THE MOTION CARRIED

- Item 4** **(Continued from 05/16/17) ZONING CASE # Z2017147 (Council District 8):** A request for a change in zoning from "R-6 MSAO-1 MLOD-1" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District to "PUD RM-4 MSAO-1 MLOD-1" Planned Unit Development Residential Mixed Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District on 6.117 acres out of NCB 18333, located in the 7200 Block of Heuermann Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17048)

Staff mailed 10 notices to the surrounding property owners, 3 returned in favor, and 3 returned in opposition. Friends of San Antonio Natural Areas (Friends of Friedrich Wilderness Park) are in opposition.

David Pugsley, representative-Project Manager, presented a site plan to the Zoning Commission displaying the proposed plan for a small town-home neighborhood on the property.

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The following citizens appeared to speak:

Joe Acuna, left the meeting.

John Hernandez, Civil Engineering, spoke in favor.

Lloyd Soyars, spoke in favor.

Sage Gibson, spoke in favor and explained the site plan to the commissioners.

Nancy Anderson, spoke in opposition.

William Hosek, spoke in opposition.

Alicia Nelson, FSANA, spoke in opposition.

Elaine Stephens, spoke in opposition.

James Griffin, representative for Cresta Bella, spoke in opposition.

Christine Anderson, 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 Chairwoman Romero and seconded by Commissioner McGhee to recommend Approval.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Nix

NAY: None

THE MOTION CARRIED

Item 13 ZONING CASE # Z2017163 (Council District 3): A request to assign zoning from "OCL" Outside City Limits to "FR" Farm and Ranch District and "RP" Resource Protection District on approximately 5.87 square miles in Bexar County, being multiple properties generally bounded by Medina Creek to the North, Pleasanton Road to the East, Loop 1604 to the South, and Applewhite Road to the West, as part of the proposed Neal Road Annexation Area. Staff recommends Approval.

Staff mailed 142 notices to the surrounding property owners, 0 returned in favor, and 10 returned in opposition.

Rudy Nino, DPCD, presented and explained the process of the rezoning determination for the subject area.

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The following citizens appeared to speak:

Edward Valdez, left

Mike English, spoke in opposition.

Steve Schulz, spoke in opposition.

Michael Rodriguez, spoke in opposition

Geneva Rodriguez, spoke in opposition.

Antonio Rodriguez, spoke in opposition.

Cesar Herrera, spoke in opposition.

James Merrell, 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 McGhee and seconded by Commissioner Nix to recommend Approval.

AYES: Romero, Diaz-Sanchez, McGhee, Kamath, Rosalez, Greer, Nix

NAY: Head, Briones, Rose-Gonzales

THE MOTION CARRIED

Item 7 ZONING CASE # Z2017113 (Council District 1): A request for a change in zoning from "MF-33 HL AHOD" Multi-Family Historic Landmark Airport Hazard Overlay District to "IDZ HL AHOD" Infill Development Zone Historic Landmark Airport Hazard Overlay District for 4 single-family dwelling units on Lot 10, Block 7, NCB 1729, located at 823 Ogden Street. Staff recommends Approval.

Staff mailed 23 notices to the surrounding property owners, 0 returned in favor, and 2 returned in opposition, and no response from the Tobin Hill Community Association.

Salvador Flores, representative, presented a presentation on the proposed project of four (4) single-family garden style homes on the property.

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The following citizens appeared to speak:

Ben Fairbank, Tobin Hill Neighborhood Association, read a statement of no opposition to the Zoning Commission.

Mary Briscoe-Cushman, spoke in favor with some concerns.

Dennis McNamara, spoke in favor.

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 Head to recommend Approval.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Nix

NAY: None

THE MOTION CARRIED

Zoning Commission recessed into a break at 4:20 pm.

Commissioner Briones left the Zoning Commission meeting at 4:20 pm.

The Zoning Commission reconvened into the Zoning Commission meeting at 4:25 pm.

Item 8 ZONING CASE # Z2017157 CD (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 Conditional Use for a Fourplex on Lot 19, Block 5, NCB 1997, located at 1511 West Ashby Place. Staff recommends Denial.

Staff mailed 24 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition.

Alfredo Esparza Colunga, applicant, stated the planned project is for a four-plex on the property.

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.

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COMMISSION ACTION

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

AYES: Diaz-Sanchez, Head, McGhee, Kamath, Rosalez, Rose-Gonzales, Nix

NAY: Romero, Greer

THE MOTION CARRIED

Item 10 ZONING CASE # Z2017160 CD (Council District 6): 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 Funeral Home/Undertaking Parlor on 6.611 acres out of NCB 34400, located in the 1500 Block of West Loop 1604. Staff recommends Approval.

Staff mailed 19 notices to the surrounding property owners, 1 returned in favor, 3 returned in opposition, and no response from the Oak Creek Neighborhood Association.

Patrick Christensen, representative, stated the planned project is for a funeral parlor.

The following citizens appeared to speak:

Loretta Bracey, spoke in opposition.

Earnest Bracey, 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 Rosalez and seconded by Commissioner Greer to recommend Approval.

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

NAY: None

THE MOTION CARRIED

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Item 14 Consideration of the May 16, 2017 Zoning Commission Minutes

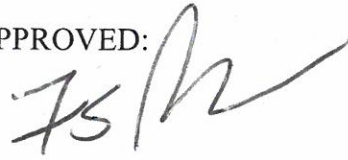
Chairwoman Romero motioned for approval of the minutes and all the Commissioners voted in the affirmative.

Director's Report:

There being no further business, the meeting was adjourned at 5:02 p.m.

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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 green ink, appearing to be 'Melissa Ramirez'.

Melissa Ramirez, Assistant Director