

July 18, 2017

**SAN ANTONIO ZONING COMMISSION  
OFFICIAL MINUTES  
July 18, 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.

**1:10 PM – Public Hearing**

Roll Call

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

**Absent:** None

Olga Valadez, World Wide Languages, translator was present.

**COMBINED HEARING:**

- Item 8** (Continued from 6/20/17) **ZONING CASE # Z2017112 (Council District 6):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on a 0.21 acre tract of land out of Lot 16, Block 4, NCB 8989, located at 563 SW 39th Street. Staff recommends Approval.

Staff mailed 11 notices to the surrounding property owners, 0 returned in favor, 5 returned in opposition, and no response from the Community Workers Council.

**COMMISSION ACTION**

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

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

**NAY:** None

**THE MOTION CARRIED**

- Item 9** (Continued from 06/20/17) **ZONING CASE # Z2017165 CD (Council District 4):** 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 Construction Contractor Facility on North 227.73 Feet of West 100 Feet of 3, Block 101, NCB 11071, located at 1234 Gillette Boulevard. Staff recommends Approval.

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Staff mailed 16 notices to the surrounding property owners, 0 returned in favor, and 2 returned in opposition.

**COMMISSION ACTION**

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

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

**NAY: None**

**THE MOTION CARRIED**

**Item 14 ZONING CASE # Z2017159 (Council District 1):** A request for a change in zoning from "C-3NA HS RIO-7D AHOD" General Commercial Nonalcoholic Sales Historic Significant River Improvement Overlay Airport Hazard Overlay District to "IDZ HS RIO-7D AHOD" Infill Development Zone Historic Significant River Improvement Overlay Airport Hazard Overlay District with uses permitted in "MF-18" Limited Density Multi-Family District on Lots 3 thru 7, Block A, NCB 2556, located at 1108 South Flores Street. Staff recommends Approval.

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

**COMMISSION ACTION**

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

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

**NAY: None**

**THE MOTION CARRIED**

**Item 15 ZONING CASE # Z2017176 (Council District 3):** A request for a change in zoning from "C-2" Commercial District, "C-2 AHOD" Commercial Airport Hazard Overlay District, "NP-10" Neighborhood Preservation District, and "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "R-4" Residential Single-Family District and "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 32.238 acres out of NCB 10881, located in the 7800 Block of SE Loop 410. Staff recommends Approval.

Staff mailed 10 notices to the surrounding property owners, 0 returned in favor, and 1 returned in opposition.

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**COMMISSION ACTION**

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

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

**NAY: None**

**THE MOTION CARRIED**

- Item 16 ZONING CASE # Z2017177 (Council District 2):** A request for a change in zoning from "C-3R IH-1 AHOD" General Commercial Restrictive Alcoholic Sales Northeast Gateway Corridor Airport Hazard Overlay District to "I-1 IH-1 AHOD" General Industrial Northeast Gateway Corridor Airport Hazard Overlay District on Lot 18 and W 103.72 feet of Lot 17, Block 1, NCB 13801, located in the 5100 Block of Randolph Boulevard. Staff recommends Approval.

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 Garcia and seconded by Commissioner Greer to recommend Approval.

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

**NAY: None**

**THE MOTION CARRIED**

- Item 17 ZONING CASE # Z2017178 (Council District 3):** A request for a change in zoning from "C-3" General Commercial District to "R-4" Residential Single-Family District on 3.29 acres out of NCB 10847, located in the 7300 Block of S WW White Road. Staff recommends Approval.

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

**COMMISSION ACTION**

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

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

**NAY: None**

**THE MOTION CARRIED**

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- Item 18 ZONING CASE # Z2017179 CD (Council District 10):** A request for a change in zoning from "C-2 CD MC-3 AHOD" Commercial Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales to "C-2 CD MC-3 AHOD" Commercial Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District with Conditional Use for Veterinary Hospital to include outdoor paddock and runs on Lot 14, Block 37, NCB 11837, located at 1638 NE Loop 410. Staff recommends Approval.

Staff mailed 11 notices to the surrounding property owners, 2 returned in favor, 0 returned in opposition, and not response from the Oak Park-Northwood and Oakwell Farm Homeowners Association.NA.

**COMMISSION ACTION**

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

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

**NAY: None**

**THE MOTION CARRIED**

- Item 19 ZONING CASE # Z2017181 S (Council District 7):** A request for a change in zoning from "R-6" Residential Single-Family District to "C-2 S" Commercial District with Specific Use Authorization for Fitness Center/ Health Club, Gymnasium, Natatorium, Sport Court- Outdoor Uses Permitted on Lot P-1 and P-1C, NCB 16047, located at 9488 Leslie 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 Garcia and seconded by Commissioner Greer to recommend Approval.

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

**NAY: None**

**THE MOTION CARRIED**

- Item 23 ZONING CASE # Z2017186 (Council District 5):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and a Party House/Reception Hall/Meeting Facility on Lot 1, 2, 3, Block 1, NCB 3142, located at 2500 South Presa Street. Staff recommends Approval.

Staff mailed 41 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition.

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**COMMISSION ACTION**

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

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

**NAY: None**

**THE MOTION CARRIED**

- Item 24 ZONING CASE # Z2017188 S (Council District 5):** A request for a change in zoning from "MI-2 S AHOD" Mixed Light Industrial Airport Hazard Overlay District with Specific Use Authorization for a Non-Governmental Airport to "MI-2 S AHOD" Mixed Light Industrial Airport Hazard Overlay District with Specific Use Authorization for a Metal Recycling Facility with outdoor storage and processing on 5.973 acres of NCB 11304 and NCB 8785, located at 438 N. Tayman Street. Staff recommends Approval.

Staff mailed 5 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Quintana Community Association.

**COMMISSION ACTION**

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

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

**NAY: None**

**THE MOTION CARRIED**

- Item 25 ZONING CASE # Z2017189 (Council District 8):** A request for a change in zoning from "I-1 MLOD-1" General Industrial Camp Bullis Military Lighting Overlay District to "C-3 MLOD-1" General Commercial Camp Bullis Military Lighting Overlay District on Lot 10, Block 5, NCB 17454, located at 12702 Mayhill Drive. Staff recommends Approval.

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

**COMMISSION ACTION**

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

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

**NAY: None**

**THE MOTION CARRIED**

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- Item 26 ZONING CASE # Z2017190 CD (Council District 1):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on Lot 14, NCB 8704, located at 835 Basse Road. Staff recommends Approval with Conditions.

Staff mailed 7 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and the Shearer Hills Ridgeview Neighborhood Association is in favor.

**The following citizens appeared to speak:**

Betty Eckert, concerned with the future project of the property.

#### **COMMISSION ACTION**

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

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

**NAY: None**

#### **THE MOTION CARRIED**

- Item 27 ZONING CASE # Z2017191 S (Council District 10):** A request for a change in zoning from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "C-3R S AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District with a Specific Use Authorization for a Construction Contractor's Facility with Outside Storage with Screening on 0.274 acres out of NCB 12097, located at 2583 MacArthur View. Staff recommends Approval.

Staff mailed 6 notices to the surrounding property owners, 0 returned in favor, and 2 returned in opposition.

#### **COMMISSION ACTION**

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

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

**NAY: None**

#### **THE MOTION CARRIED**

#### **POSTPONED**

- Item 1 Z201787 CD – Postponed**

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**REQUESTED CONTINUANCES**

- Item 12** (Continued from 06/20/17) **ZONING CASE # Z2017066 CD (Council District 2):** A request for a change in zoning from "R-4" Residential Single-Family District to "C-2 CD" Commercial District with a Conditional Use for Motor Vehicle Sales on the South 112.5 feet of Lots 14 and 15, Block 15, NCB 10333, located at 3302 Martin Luther King Drive. Staff recommends Denial.

Staff mailed 42 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition, and no response from the Wheatley Heights Action Group Neighborhood Association.

Juan Carlos Barrios, requested a continuance for time to meet with District 2 in August.

**No citizens appeared to speak.**

**COMMISSION ACTION**

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

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

**NAY: None**

**THE MOTION CARRIED**

- Item 22** **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, and 0 returned in opposition, and no response from the Pipers Meadow Neighborhood Association.

James Griffin, representative, requested a continuance.

**No citizens appeared to speak.**

**COMMISSION ACTION**

A motion was made by Commissioner Rosalez and seconded by Commissioner Rose-Gonzales for a continuance to August 15, 2017.

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

**NAY: None**

**THE MOTION CARRIED**

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- Item 28 ZONING CASE # Z2017195 S (Council District 8):** A request for a change in zoning from "C-2" Commercial District to "C-2 S" Commercial District with Specific Use Authorization for a Carwash on 1.54 acres out of NCB 14702, located at 9545 Huebner Road. Staff recommends Approval.

Staff mailed 16 notices to the surrounding property owners, 0 returned in favor, 2 returned in opposition, and the Oakland Estates neighborhood Association is in opposition.

Jerry Arredondo, representative, requested a continuance.

**No citizens appeared to speak.**

#### **COMMISSION ACTION**

A motion was made by Chairwoman Romero and seconded by Commissioner Head for a continuance to September 19, 2017.

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

**NAY:** None

**THE MOTION CARRIED**

#### **INDIVIDUAL CONSIDERATION**

- Item 2 ZONING CASE # Z2017193 H (Council District 1):** A request for a change in zoning from "R-6 UC-4 AHOD" Residential Single-Family North Saint Mary's Urban Corridor Airport Hazard Overlay District, "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District, and "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "R-6 H UC-4 AHOD" Residential Single-Family East French Place Historic North Saint Mary's Urban Corridor Airport Hazard Overlay District, "R-6 H AHOD" Residential Single-Family East French Place Historic Airport Hazard Overlay District, and "RM-4 H AHOD" Residential Mixed East French Place Historic Airport Hazard Overlay District on Multiple lots in NCB 6518, located in the 400 Block of East French Place. Staff recommends Approval.

Staff mailed 31 notices to the surrounding property owners, 6 returned in favor, 1 returned in opposition, and the Tobin Hill Community Association is in favor.

John Osten, CoSA Senior Planner, presented the case to the Zoning Commission regarding the East French Place historic designation.

Kathy Rodriguez, CoSA Office of Historic Preservation, proposed Historic District for East French Place to the Zoning Commission. She explained the timeline of events for the process, and the bungalow style structures' uniqueness.

**The following citizens appeared to speak:**

Sam Aguirre, original applicant of the HDRC, spoke in favor

Frederica Kushner, spoke in favor.

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Patti Zaiontez, VP of San Antonio Conservation Society, read a statement in favor from the SACS.

Martin Kushner, 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.

### **COMMISSION ACTION**

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

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

**NAY: None**

### **THE MOTION CARRIED**

**Item 3 ZONING CASE # Z2017194 HL (Council District 2):** A request for change in zoning to add the "HL" Historic Landmark designation to all existing zoning on multiple properties in NCB 600, 610, 631, 632, 658, 1325, 1330, 1354, 1360, 1362, 1365, 1404, 1407, 1412, 1506, 1510, 1531, 1592, 1610, 1633, 3791, 3895, 6207, 6374, 6624; 109 South Pine Street, 506 Montana Street, 1516 Burnet Street, 211 Lockhart Street, 1639 Dawson Street, 1639 Hays Street, 1802 Hays Street, 1502 East Crockett Street, 551 Canton Street, 831 Poinsettia Street, 607 Piedmont Avenue, 817 Iowa Street, 201 Fredonia Street, 1803 Nevada Street, 210 Vargas Alley, 508 South New Braunfels Avenue, 322 Ferguson Avenue, 825 Aransas Avenue, 401 Porter Street, 742 Denver Boulevard, 616 South Hackberry Street, 418 Indiana Street, 1001 North Walters Street, 118 Hardeman Street. Staff recommends Approval.

Staff mailed 782 notices to the surrounding property owners, 4 returned in favor, and 0 returned in opposition. Denver Heights Neighborhood Association is in opposition, and the Harvard Place/Eastlawn Neighborhood Association is in favor.

John Osten, CoSA Senior Planner, presented the case to the Zoning Commission regarding Historic Churches on the East side of San Antonio.

Kathy Rodriguez, CoSA Office of Historic Preservation, proposed Historic Landmark Designation for multiple addresses of churches on the Eastside of San Antonio. She explained the timeline of events, the unique style of the structures, and the cultural historical events the churches possess. She stated the following addresses will be withdrawn from the presented case; 301 Yucca, 803 S Pine, and 817 Iowa.

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

Jose Carrnza, spoke in favor, but concerned on restoration requirements.

Olga Valadez, World Wide Language Translator, provided translation services for Jose Garza.

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Ruth Martin, Pastor, 211 Lockhart, would like to be withdrawn from the presented case due to potential selling of the property.

Patti Zaiontez, VP of San Antonio Conservation Society, read a statement in favor from the SACS President Susan Beavin.

Bryan Bray, 1502 Crockett, spoke in favor, and stated there are many historic memories and inspirations attached the subject property.

Charles Williams, spoke in favor, and stated the Historic Designations are well deserved.

Oliver Hill Jr., 211 Lockhart, spoke in favor.

Juan Prado, 518 N. New Braunfels, spoke in favor.

Paul Wilkinson, 607 Piedmont, spoke in favor and stated many historical cultural events are attached to the subject property.

James French, 742 Denver, spoke with concerns regarding the property not used as a church.

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 McGhee to recommend Approval with the exceptions of the following addresses: 301 Yucca, 803 S Pine, and 817 Iowa.

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

**NAY: None**

#### **THE MOTION CARRIED**

**Item 4 ZONING CASE # Z2017125 HL (Council Districts 1, 2, 3, 5):** A request for a change in zoning to add the "HL" Historic Landmark designation to all existing zoning on multiple properties in NCB A52, 392, 599, 617, 678, 15857, 1611, 1682, 1728, 1872, 2024, 2182, 2528, 2664, 3054, 3118, 3322, 6175, 6211, 6343, 6859, 7685, 7692, 7739; located at 2318 Fredericksburg Road, 850 Cincinnati Avenue, 820 Fredericksburg Road, 1903 McCullough Avenue, 2334 North Saint Mary's Street, 1502 McCullough Avenue, 3502 North Saint Mary's Street, 550 Ruiz Street, 2353 East Houston Street, 201 North New Braunfels Avenue, 1502 East Commerce Street, 419 South Hackberry Street, 604 Carolina Street, 227 Aransas Avenue, 1332 South New Braunfels Avenue, 301 Vine Street, 1244 Rigsby Avenue, 2418 South Presa Street, 103 Frio City Road, 3126 South Flores Street, 3920 South Presa Street, 5314 South Flores Street, 6010 South Flores Street, 6102 and 6112 South Flores Street. Staff recommends Approval.

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Staff mailed 555 notices to the surrounding property owners, 6 returned in favor, and 8 returned in opposition. Staff stated Woodlawn Lake Community Association, The Tobin Hill Community Association, Beacon Hill Neigh Association, Mission San Jose Neigh Association, and Harvard Place/Eastlawn Neigh Association are in favor.

John Osten, CoSA Senior Planner, presented the case to the Zoning Commission regarding the gas stations historic designation. He stated the following properties have been removed from the list since the continuance of the case; 202 Fredericksburg Rd, 227 Broadway, 1001 S. Zarzamora, and 5538 S. Flores St. A requested amendment was presented by excluding 2 additional addresses; 3126 S. Flores St, and 3502 N. St. Mary's St.

Kathy Rodriguez, CoSA Office of Historic Preservation, proposed Historic Landmark Designation for multiple addresses of gas stations within San Antonio in partnership with the San Antonio Conservation Society. She explained the timeline of events for the process, and the criteria for eligibility.

**The following citizens appeared to speak:**

Frederica Kushner, past chair of the historic gas station survey committee of the SACS, spoke in favor.

Patti Zaiontez, VP of San Antonio Conservation Society, read a statement in favor from the SACS.

Fred Norris, 1244 Rigsby, new owners of the property and would like clarification on the historical designation responsibilities of the property owner.

Laurie Wyatt, not present.

Cynthia Spielman, President of the Beacon Hill Neighborhood Association, spoke in favor.

Robert Torres, stated he did not receive a notice, and would like a continuance.

Linda Torres, requested a continuance.

Charles Williams, 419 S. Hackberry, 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 Garcia and seconded by Commissioner Nix to recommend Approval of all addresses as noticed except the following: 3126 S. Flores St, 3502 N. St. Mary's St, and 419 S. Hackberry, and for a continuance to August 15, 2017 for the following: 2418 S. Presa and 550 Ruiz St.

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

**NAY: None**

**THE MOTION CARRIED**

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**Zoning Commission recessed into a break at 3:37 pm.**

**The Zoning Commission reconvened into the Zoning Commission meeting at 3:47 pm.**

**Item 5(A) ZONING CASE # Z2017134 (Council District 2):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District, "C-2 HS AHOD" Commercial Historic Significant Airport Hazard Overlay, "O-1 AHOD" Office Airport Hazard Overlay District, "O-2 AHOD" High-Rise Office Airport Hazard Overlay District, "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District, "C-3" General Commercial District, and Multi-Family uses (apartments and/or condominiums) not to exceed 100 units per acre; as well as the following uses: Live-Work Units; Bar and/or tavern with cover charge 3 or more days per week; Nightclub with cover charge 3 or more days per week; Alcohol beverage manufacture or brewery; Hotel taller than 35 feet; Beverage manufacture non-alcohol (including manufacturing and processing); Entertainment Venue (outdoor); Live Entertainment with and without cover charge 3 or more days per week (not including Food Service Establishments); Food Service Establishments with cover charge 3 or more days per week (with or without accessory live entertainment); Beverage Manufacturing or Processing with Storage and Repair of Service Vehicles and Outside Storage (Open with No Screening and including Shipping Container Storage) and "IDZ HS AHOD" Infill Development Zone Historic Significant Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District, "C-3" General Commercial District, and Multi-Family uses (apartments and/or condominiums) not to exceed 100 units per acre; as well as the following uses: Live-Work Units; Bar and/or tavern with cover charge 3 or more days per week; Nightclub with cover charge 3 or more days per week; Alcohol beverage manufacture or brewery; Hotel taller than 35 feet; Beverage manufacture non-alcohol (including manufacturing and processing); Entertainment Venue (outdoor); Live Entertainment with and without cover charge 3 or more days per week (not including Food Service Establishments); Food Service Establishments with cover charge 3 or more days per week (with or without accessory live entertainment); Beverage Manufacturing or Processing with Storage and Repair of Service Vehicles and Outside Storage (Open with No Screening and including Shipping Container Storage) on 13.633 acres out of NCB 478, NCB 484, NCB 485, NCB 965, NCB 982, NCB 984, and NCB 1766, located at Generally located along N. Alamo Street, Carson Street and Austin Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA 17043)

Staff mailed 101 notices to the surrounding property owners, 0 returned in favor, 2 returned in opposition, and no response from the Government Hill Alliance Neighborhood Association or Downtown Residents Association.

**Item 5(B) ZONING CASE # Z2017155 (Council District 2):** A request for a change in zoning from "C-2 IDZ RIO-2 UC-2 AHOD" Commercial Infill Development Zone Overlay River Improvement Overlay Urban Corridor Airport Hazard Overlay District, "C-3 AHOD" General Commercial Airport Hazard Overlay District, "C-3 NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District, "C-3 RIO-2 UC-2 AHOD" General Commercial River Improvement Overlay Urban Corridor Airport Hazard Overlay District, "O-1 IDZ AHOD" Professional Office Infill Development Zone Overlay Airport Hazard Overlay District, "MF-33 RIO-2 UC-2 AHOD" Multi-Family River Improvement Overlay Urban Corridor Airport Hazard Overlay District, "1-1 AHOD" General Industrial Airport Hazard Overlay District, "1-1 RIO-2 UC-2 AHOD" General Industrial River Improvement Overlay Urban Corridor Airport Hazard Overlay District, and "IDZ RIO-2 UC-2 AHOD" Infill Development Zone Overlay River Improvement Overlay Urban Corridor Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Multi-Family Dwellings at a maximum density of 75 units per acre to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District, "C-3"

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General Commercial, and Multi-Family uses (apartments and/or condominiums) not to exceed 100 units per acre; as well as the following uses: Live-Work Units; Bar and/or tavern with cover charge 3 or more days per week; Nightclub with cover charge 3 or more days per week; Alcohol beverage manufacture or brewery; Hotel taller than 35 feet; Beverage manufacture non-alcohol (including manufacturing and processing); Entertainment Venue (outdoor); Live Entertainment with and without cover charge 3 or more days per week (not including Food Service Establishments); Food Service Establishments with cover charge 3 or more days per week (with or without accessory live entertainment); Beverage Manufacturing or Processing with Storage and Repair of Service Vehicles and Outside Storage (Open with No Screening and including Shipping Container Storage) and "IDZ RIO-2 UC-2 AHOD" Infill Development Zone River Improvement Overlay Urban Corridor Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District, "C-3" General Commercial, and Multi-Family uses (apartments and/or condominiums) not to exceed 100 units per acre; as well as the following uses: Live-Work Units; Bar and/or tavern with cover charge 3 or more days per week; Nightclub with cover charge 3 or more days per week; Alcohol beverage manufacture or brewery; Hotel taller than 35 feet; Beverage manufacture non-alcohol (including manufacturing and processing); Entertainment Venue (outdoor); Live Entertainment with and without cover charge 3 or more days per week (not including Food Service Establishments); Food Service Establishments with cover charge 3 or more days per week (with or without accessory live entertainment); Beverage Manufacturing or Processing with Storage and Repair of Service Vehicles and Outside Storage (Open with No Screening and including Shipping Container Storage) on 7.968 acres out of NCB 487, NCB 965, NCB 982, NCB 984, NCB 1765 and NCB 1766, generally located along N. Alamo Street, Carson Street and Austin Street. Staff recommends Approval.

Staff mailed 55 notices to the surrounding property owners, 0 returned in favor, 1 returned in opposition, and no response from the Government Hill Alliance Neighborhood Association or Downtown Residents Association.

**Item 5(C) (Continued from 06/20/17) ZONING CASE # Z2017166 (Council District 2):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District, "C-3" General Commercial District, "I-1" General Industrial District, and Multi-Family uses (apartments/condominiums) not to exceed 100 units per acre; Live/Work units; Bar and/or Tavern with cover charge 3 or more days per week; Nightclub with cover charge 3 or more days per week; Alcohol beverage manufacture or brewery; Hotel taller than 35 feet; Beverage manufacture non-alcohol (including manufacturing and processing); Entertainment Venue (outdoor); Live Entertainment with and without cover charge 3 or more days per week (not including Food Service Establishments); Food Service Establishments with cover charge 3 or more days per week (with or without accessory live entertainment); Beverage Manufacturing or Processing with Storage and Repair of Service Vehicles and Outside Storage (Open with No Screening and including Shipping Container Storage) on 0.433 acres out of NCB 982, located at 1201 Austin Street. Staff recommends Approval.

Staff mailed 17 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Government Hill Alliance Neighborhood Association or Downtown Residents Association.

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**Item 5(D) ZONING CASE # Z2017184 (Council District 2):** A request for a change in zoning from "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "MF-33" Multi-Family District, "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District for Food - Mobile Vending (Base Operations), a Bar/Tavern without cover charge 3 or more days per week, Coffee Roasting, Microbrewery and Food - Mobile Food Court, "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Multi-Family Dwellings not to exceed 76 units per acre, Bar/Tavern without cover charge 3 or more days per week, Hotel, and Studio - Sound and Recording, and "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Multi-Family Dwellings not to exceed 76 units per acre, Hotel, and Studio - Sound and Recording to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District, "C-3" General Commercial District, and Multi-Family uses (apartments and/or condominiums) not to exceed 100 units per acre; as well as the following uses: Live-Work Units; Bar and/or tavern with cover charge 3 or more days per week; Nightclub with cover charge 3 or more days per week; Alcohol beverage manufacture or brewery; Hotel taller than 35 feet; Beverage manufacture non-alcohol (including manufacturing and processing); Entertainment Venue (outdoor); Live Entertainment with and without cover charge 3 or more days per week (not including Food Service Establishments); Food Service Establishments with cover charge 3 or more days per week (with or without accessory live entertainment); and Beverage Manufacturing or Processing with Storage and Repair of Service Vehicles and Outside Storage (Open with No Screening including Shipping Container Storage) on 0.9638 acres including 0.159 acre tract Of Lot A7, Block 10, NCB 979; 0.322 acre tract of Lot 8, Block 10, NCB 979; 0.041 tract of Lot 9, Block 10, NCB 979; 0.039 acre tract of Lot 9, Block 10, NCB 979; 0.078 acre tract of Lots 14 and 15, Block 1 NCB 982; 0.1548 acre tract of Lots 14 and 15, Block 1, NCB 982; and 0.17 acre tract of Lots 14 and 15, Block 1, NCB 982; located at 502, 504, 516, and 520 E. Grayson Street, 1816 N. Alamo Street, 1822 N. Alamo Street, and 1311 Austin Street. Staff recommends Approval.

Staff mailed 31 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Government Hill Alliance Neighborhood Association or Downtown Residents Association.

Daniel Ortiz, representative, stated this project consists of four (4) zoning cases and displayed a map of the overall property with the types of development, such as multi-family, commercial retail, office space, and boutique hotel, in the future designated areas. He stated a letter of support has been received from Westfort Alliance.

**The following citizens appeared to speak:**

Theresa Galindo, concerned about restrictions on noise and alcohol consumption near residential area.

Patti Zaiontez, VP of San Antonio Conservation Society, read a statement in favor from the SACS.

Rose Hill, President of Government Hill Alliance NA, spoke in favor and stated the developer desired the community's input.

Marie Stout, former Government Hill member, spoke in favor.

The Zoning Commissioners discussed and commented on the presented case.

July 18, 2017

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 McGhee to recommend Approval for cases Z2017134, Z2017155, Z2017166, and Z2017184.

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

**NAY: None**

### **THE MOTION CARRIED**

**Item 6 (Continued from 06/06/17) 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, 3 returned in opposition, and no response from the Monte Vista Neighborhood Association.

Ricardo Turrubiates, Terramark Urban Homes representative, requested a continuance for an IDZ project.

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

Edwina Scinta, spoke in opposition

Harlin Kraft, spoke in opposition.

Mary Johnson, 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 Diaz-Sanchez and seconded by Commissioner Rose-Gonzales for a continuance to August 15, 2017.

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

**NAY: None**

### **THE MOTION CARRIED**

**Commissioner Briones left the Zoning Commission at 5:20 p.m.**

July 18, 2017

- Item 7** (Continued from 06/06/17) **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 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 4 returned in opposition, and the Monte Vista Neighborhood Association will support an amended request. Staff stated a petition in opposition was submitted from the surrounding community.

Jerry Arredondo, representative, amended the zoning request to "IDZ with uses permitted for three (3) dwelling units."

**The following citizens appeared to speak:**

Edwina Scinta, agreed with the amended request.

Mary Johnson, concerned with the IDZ zoning on the property.

Harlin Kraft, agreed with the amended request.

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 Garcia for a continuance to August 15, 2017.

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

**NAY: None**

**THE MOTION CARRIED**

- Item 10** (Continued from 06/20/17) **ZONING CASE # Z2017169 S (Council District 2):** A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with a Specific Use Authorization for an Auto Paint and Body Shop on 2.852 acres out of NCB 16567, located at 9800 Block of IH 10 East. Staff recommends Approval with Conditions.

Staff mailed 7 notices to the surrounding property owners, 0 returned in favor, and 1 returned in opposition. Staff stated petitions and notices in opposition have been received from the surrounding community.

Matt Moore, Claymoore Engineering, representative, stated the request is for a national commercial business chain for collision repair. He stated he has met with the neighbors for agreements.

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Steve Gregory, Claymoore Engineering, met with the community, and stated the community is against development in the area. He stated the development will hold a high standard that will meet all requirements.

**The following citizens appeared to speak:**

Erica Sullivan, not present.

Lisa Forsyth, spoke in opposition and collected a petition with 43 signatures in opposition. She stated the neighbors are concerned about hazardous materials, property devaluation and imbalanced development. Ms. Forsyth stated there was a community meeting with the developer, and her questions and concerns were not addressed.

Eduardo Stanosh, yielded minutes to Lisa Forsyth.

Joe Stanosh, passed.

Jason Newby, explained the procedures for hazardous materials, and offered to answer any questions.

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 Head and seconded by Commissioner McGhee to recommend Approval with the following conditions:

- Type "B", 15' landscape buffer along frontage
- Property shall be fenced
- Any outdoor storage of vehicles shall be screened from view of the public

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

**NAY: Diaz-Sanchez, Rose-Gonzales**

**THE MOTION CARRIED**

**Item 11 (Continued from 06/20/17) ZONING CASE # Z2017170 (Council District 1):** A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District, "C-3 UC-4 AHOD" General Commercial North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District, "C-1 AHOD" Commercial Airport Hazard Overlay District, "C-3 NA AHOD" General Commercial Non-Alcoholic Sales Airport Hazard Overlay District, and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ UC-4 AHOD" Infill Development Zone North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District with uses permitted in "O-1.5" Mid-Rise Office District, "MF-40" Multi-Family District, "C-2" Commercial District, and "C-3" General Commercial District and "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "O-1.5" Mid-Rise Office District, "MF-40" Multi-Family District, "C-2" Commercial District, "C-3" General Commercial District on 3.3008 acres out of NCB 15862 and NCB 6793, located at 246, 252, 301, 307, 309 West Josephine Street, 323, 327, 331 West Grayson Street, 734 East Locust, and 2020 North St. Mary's Street. Staff recommends Approval.

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Staff mailed 57 notices to the surrounding property owners, 6 returned in favor, 6 returned in opposition, and the Tobin Hill Community Association is concerned with the proposed zoning. Staff presented a letter from Tobin Hill to the Zoning Commission.

James Griffin, representative, stated the IDZ request is for a mixed use project, and amended the request to remove the "C-3" uses, and allow Bar/Tavern uses on area 3. The amended request would be "IDZ" with permitted uses in "C-2", "O-1.5", "MF- 40", and a "Bar/Tavern".

**The following citizens appeared to speak:**

Ben Fairbank, Zoning Chairman, Tobin Hill CA, proposed permitted uses and restrictions for the project.

Chairwoman Romero stated the permitted uses and restrictions will not be considered as part of the motion.

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 Rose Gonzales to recommend Approval with the amended request to remove "C-3" uses, and allow Bar/Tavern uses on area three (3).

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

**NAY: None**

**THE MOTION CARRIED**

**Zoning Commission recessed into a break at 6:08 pm.**

**The Zoning Commission reconvened into the Zoning Commission meeting at 6:25 pm.**

**Commissioner Rose-Gonzales left the Zoning Commission at 6:08 p.m.**

**Item 13 ZONING CASE # Z2017136 S (Council District 9):** A request for a change in zoning from "R-5" Residential Single-Family District to "R-5 S" Residential Single-Family District with Specific Use Authorization for a Wireless Communication System on 0.013 acres out of NCB 16699, located at 5247 Vance Jackson Road. Staff recommends Approval.

Staff mailed 4 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Vance Jackson Neighborhood Association.

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Vincent Gerard, representative, stated the zoning request with new changes in location and height for the tower and the equipment; such as the reduced height of the tower to eighty (80) feet, and the tower along with the generator equipment moved to the courtyard. The tower will be disguised as a Stealth cross.

**The following citizens appeared to speak:**

Sylvia Kindred, resident, spoke in opposition.

Vincent Zapata, resident, spoke in opposition.

Elizabeth Geisler, left the meeting.

Angelo Gagliano, passed

Cathleen Gagliano, resident, spoke in opposition

Murray Miller, church member, spoke in favor.

Polly Angle, new pastor of the church, spoke in favor.

Michael Christopher, church member, spoke in favor.

Ann Looney, passed.

Caroline Royall, read a statement in opposition.

David Ayala, not present.

Myron Shelburne, resident, spoke in opposition. He presented a petition in opposition from the surrounding community.

Trudy Rafelson, yielded minutes to Myron Shelburne.

Sybil Morgan, yielded minutes to Myron Shelburne.

Dean DeBenedictis, Parmon Place Homeowners Association, spoke in opposition.

Gus Lopez, church member, spoke in favor.

Janie Cook, previous church member, spoke in opposition. She stated the concerns of the surrounding community; aesthetics, property values, health concerns, and zone precedents.

Ron Cook, spoke in opposition regarding Verizon.

Mike Hayes, spoke in opposition and presented an example of the first tower design.

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 Greer and seconded by Commissioner Garcia to recommend Approval.

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

**NAY: Diaz-Sanchez**

**THE MOTION CARRIED**

- Item 20 ZONING CASE # Z2017182 CD (Council District 3):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for 3 dwelling units on the East 62.25 Feet of Lot 5, NCB 7863, located at 440 West Harlan Avenue. Staff recommends Approval.

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

Claudia Viramontes, stated the request is to be in compliance with City code because of the three (3) houses on the property. She stated code cited the property and she is unable to obtain the CPS meters.

**The following citizens appeared to speak:**

Magdalena Mejia left the meeting.

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 Diaz-Sanchez to recommend Approval.

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

**NAY: None**

**THE MOTION CARRIED**

- Item 21 ZONING CASE # Z2017183 (Council District 2):** 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 to allow up to 20 Apartment Units, 8 Artist Studios, and an Art Gallery on Lot 4, 5, 6, and 7, Block C, NCB 1349, located at 113, 115, and 119 Arthur Street. Staff recommends Denial with an Alternate Recommendation, pending Plan Amendment. (Associated Plan Amendment 17058).

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Staff mailed 39 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and the Dignowity Neighborhood Association is in favor.

Nicolas Rivard, representative, stated the future project will be a higher quality infill in the area, and create inner city affordable housing. He amended the zoning request to fourteen (14) apartment units.

**The following citizens appeared to speak:**

Peyton Carrillo spoke regarding the traffic in the area, and the number of units proposed.

Liz Franklin, Dignowity Hill NA, spoke in favor.

Monika Medina, left the meeting.

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 Head and seconded by Commissioner Diaz-Sanchez to recommend Approval as amended for fourteen (14) units.

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

**NAY: None**

**THE MOTION CARRIED**

**Item 29 Consideration of the June 20, 2017 Zoning Commission Minutes**

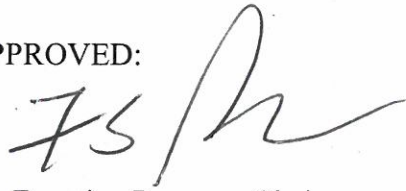
Chairwoman Romero motioned for approval of the minutes and all the Commissioners voted in the affirmative.

**Director's Report:**

There being no further business, the meeting was adjourned at 8:05 p.m.

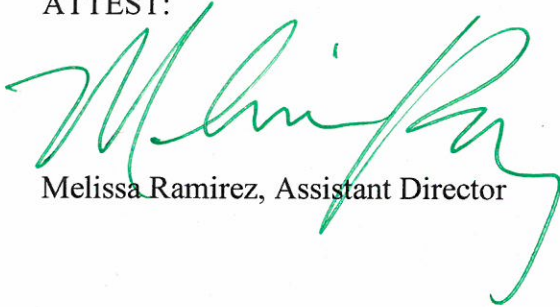
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APPROVED:

A handwritten signature in black ink, appearing to read 'FR' followed by a stylized flourish.

Dr. Francine Romero, Chair

ATTEST:

A handwritten signature in green ink, appearing to read 'Melissa Ramirez'.

Melissa Ramirez, Assistant Director