

September 19, 2017

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
September 19, 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.

1:03 PM – Public Hearing

Roll Call

Present: Romero, Diaz-Sanchez, Head, McGhee, Rose-Gonzales, Nix, Garcia

Absent: Kamath, Briones, Rosalez, Gibbons

Soraya Stonley, World Wide Languages, translator was present.

COMBINED HEARING:

- Item 8** **ZONING CASE # Z2017238 (Council District 2):** A request for a change in zoning from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 23, NCB 12175, located at 116 Holbrook Road. Staff recommends Approval.

Staff mailed 5 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 Diaz-Sanchez to recommend Approval.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Rose-Gonzales, Nix, Garcia

NAY: None

THE MOTION CARRIED

- Item 10** **ZONING CASE # Z2017240 (Council District 1):** A request for a change in zoning from "R-6 CD RIO-7E AHOD" Residential Single-Family San Pedro Creek River Improvement Overlay District Airport Hazard Overlay District with Conditional Use for a Catering Shop to "O-1 RIO-7E AHOD" Office San Pedro Creek River Improvement Overlay Airport Hazard Overlay on Lot 13, Block 1, NCB 1011, located at 244 West Cevallos Street. Staff recommends Approval.

Staff mailed 24 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Collins Garden Neighborhood Association.

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COMMISSION ACTION

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

AYES: Romero, Diaz-Sanchez, Head, McGhee, Rose-Gonzales, Nix, Garcia

NAY: None

THE MOTION CARRIED

- Item 11 ZONING CASE # Z2017241 (Council District 5):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 21 and Lot 22, NCB 6469, located at 2427 Chihuahua Street. Staff recommends Approval.

Staff mailed 24 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 Diaz-Sanchez to recommend Approval.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Rose-Gonzales, Nix, Garcia

NAY: None

THE MOTION CARRIED

- Item 13 ZONING CASE # Z2017243 (Council District 5):** A request for a change in zoning from "C-2 IDZ AHOD" Commercial Infill Development Overlay Zone Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and for three (3) Residential Single-Family Dwelling Units on Lot 23 and Lot 24, Block 9, NCB 3128, located at 2501 South Presa Street. Staff recommends Approval.

Staff mailed 33 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Roosevelt Park Neighborhood Association.

COMMISSION ACTION

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

AYES: Romero, Diaz-Sanchez, Head, McGhee, Rose-Gonzales, Nix, Garcia

NAY: None

THE MOTION CARRIED

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- Item 14 ZONING CASE # Z2017244 S (Council District 8):** A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with Specific Use Authorization for a Hotel taller than 35-feet in Height on Lot 22, NCB 12830, located at 8222 Wurzbach Road. Staff recommends Approval.

Staff mailed 9 notices to the surrounding property owners, 2 returned in favor, and 0 returned in opposition.

COMMISSION ACTION

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

AYES: Romero, Diaz-Sanchez, Head, McGhee, Rose-Gonzales, Nix, Garcia

NAY: None

THE MOTION CARRIED

- Item 15 ZONING CASE # Z2017245 (Council District 2):** A request for a change in zoning from "MF-33 EP-1" Multi-Family Facility Parking/Traffic Control Overlay District to "C-2 EP-1" Commercial Facility Parking/Traffic Control Parking Overlay District on 0.1387 acres out of NCB 1205 located in the 500 Block of Runnels Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17073)

Staff mailed 18 notices to the surrounding property owners, 0 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 Garcia and seconded by Commissioner Diaz-Sanchez to recommend Approval.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Rose-Gonzales, Nix, Garcia

NAY: None

THE MOTION CARRIED

- Item 17 ZONING CASE # Z2017247 (Council District 2):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District and "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "MXD AHOD" Mixed Use District Airport Hazard Overlay District on 40.027 acres out of NCB 16551, generally located near the intersection of East Loop 1604 and Weichold Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17074)

Staff mailed 6 notices to the surrounding property owners, 1 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 Diaz-Sanchez to recommend Approval.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Rose-Gonzales, Nix, Garcia

NAY: None

THE MOTION CARRIED

- Item 18 ZONING CASE # Z2017248 (Council District 1):** A request for a change in zoning from "I-1 RIO-1 AHOD" General Industrial River Improvement Overlay Airport Hazard Overlay District to "C-1 RIO-1 AHOD" Light Commercial River Improvement Overlay Airport Hazard Overlay District on Lot 55, NCB 2806, located at 3440 North St. Mary's Street. Staff recommends Approval.

Staff mailed 22 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and no response from the River Road Neighborhood Association.

The following citizens appeared to speak:

Gemma Kaysar, President of the River Road NA, spoke in favor.

COMMISSION ACTION

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

AYES: Romero, Diaz-Sanchez, Head, McGhee, Rose-Gonzales, Nix, Garcia

NAY: None

THE MOTION CARRIED

- Item 22 ZONING CASE # Z2017253 (Council District 5):** 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 "C-2" Commercial District and for four (4) Residential Single-Family Dwelling Units on the South 109.5 feet of Lot 12, Block 22, NCB 2320, located at 2401 Buena Vista Street. Staff recommends Approval.

Staff mailed 21 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition, and no response from the Avenida Guadalupe Neighborhood Association.

COMMISSION ACTION

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

AYES: Romero, Diaz-Sanchez, Head, McGhee, Rose-Gonzales, Nix, Garcia

NAY: None

THE MOTION CARRIED

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POSTPONED

Item 1 **Z2017219 – Withdrawn**

Item 4 **Z2017228 – Postponed**

REQUESTED CONTINUANCES

Item 3 **(Continued from 09/05/17) ZONING CASE # Z2017214 (Council District 7):** A request for a change in zoning from "O-1 AHOD" Office Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 0.8914 of an acre out of NCB 17973, located at 7607 Eckhert Road. Staff recommends Approval.

James McKnight, representative, requested a 4 week continuance.

No citizens appeared to speak.

COMMISSION ACTION

A motion was made by Commissioner Rose-Gonzales and seconded by Commissioner Garcia for a continuance to October 17, 2017.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Rose-Gonzales, Nix, Garcia

NAY: None

THE MOTION CARRIED

Item 5 **ZONING CASE # Z2017234 (Council District 6):** A request for a change in zoning from "C-2" Commercial District, "C-2 CD" Commercial District with Conditional Use for a Home Improvement Center, "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for a Home Improvement Center, "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-3" General Commercial District, "C-3 AHOD" General Commercial Airport Hazard Overlay District and "MF-33" Multi-Family District and to assign zoning to property that is "OCL" Outside City Limits to "MF-33" Multi-Family District, and "NP-8 AHOD" Neighborhood Preservation District on 118 acres out of NCB 34400 and CB 4400, located in the 11100 Block of West Military Drive. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17070)

Caroline Brown, representative, requested a continuance.

COMMISSION ACTION

A motion was made by Commissioner Garcia and seconded by Commissioner Head for a continuance to October 3, 2017.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Rose-Gonzales, Nix, Garcia

NAY: None

THE MOTION CARRIED

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Item 12 ZONING CASE # Z2017242 S (Council District 6): A request for a change in zoning from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 NA S AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with Specific Use Authorization for a Specified Financial Institution on 0.3486 acres out of NCB 13950, located at 5539 Enrique M. Barrera Parkway Suites 201 and 202. Staff recommends Approval.

Staff mailed 8 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Cable-Westwood Neighborhood Association.

Applicant passed time.

No citizens appeared to speak.

COMMISSION ACTION

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

AYES: Romero, Diaz-Sanchez, Head, McGhee, Rose-Gonzales, Nix, Garcia

NAY: None

THE MOTION CARRIED

Item 16 ZONING CASE # Z2017246 S (Council District 1): 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 Social Club-Private on 0.1458 of an acre out of NCB 12962, located at 7067 San Pedro Avenue. Staff recommends Approval.

Staff mailed 6 notices to the surrounding property owners, 2 returned in favor, 0 returned in opposition, and the Shearer Hills/Ridgeview Neighborhood Associations are in opposition. Staff also stated a petition with 25 signatures in opposition was received from the North View Tower Condominiums.

Caroline Brown, representative, requested a continuance.

No citizens appeared to speak.

COMMISSION ACTION

A motion was made by Commissioner Diaz-Sanchez and seconded by Commissioner Rose-Gonzales for a continuance to October 3, 2017.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Rose-Gonzales, Nix, Garcia

NAY: None

THE MOTION CARRIED

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- Item 19 ZONING CASE # Z2017250 (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 with uses permitted for two (2) Residential Single-Family dwellings on North 65 feet of Lot 1 and Lot 2, Block 8, NCB 6206, located at 1002 Center Street. Staff recommends Approval.

Staff mailed 29 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and the Dignowity Hill Neighborhood Association is not in support.

Michele Debs, requested a continuance.

The following citizens appeared to speak:

Cullen Jones, passed.

Liz Franklin, passed.

COMMISSION ACTION

A motion was made by Commissioner Head and seconded by Commissioner McGhee for a continuance to October 3, 2017.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Rose-Gonzales, Nix, Garcia

NAY: None

THE MOTION CARRIED

- Item 20 ZONING CASE # Z2017251 (Council District 2):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for two (2) Residential Single-Family Dwellings on North 105 feet of Lot 8, Block A, NCB 486, located at 302 East Carson Street. Staff recommends Approval.

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

Michele Debs, requested a continuance.

No citizens appeared to speak.

COMMISSION ACTION

A motion was made by Commissioner Head and seconded by Commissioner McGhee for a continuance to October 3, 2017.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Rose-Gonzales, Nix, Garcia

NAY: None

THE MOTION CARRIED

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Item 21 ZONING CASE # Z2017252 (Council District 2): A request for a change in zoning from "MF-33 H AHOD" Multi-Family Dignowity Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District for 15 residential units on South 104.22 feet of Lot 11, Lot 12, and 13, Block 8, NCB 562, located at 707 Dawson Street. Staff recommends Approval.

Staff mailed 31 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and the Dignowity Hill Neighborhood Association is in opposition.

Michele Debs, requested a continuance.

The following citizens appeared to speak:

Liz Franklin, passed.

COMMISSION ACTION

A motion was made by Commissioner Head and seconded by Commissioner McGhee for a continuance to October 3, 2017.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Rose-Gonzales, Nix, Garcia

NAY: None

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION

Item 2 (Continued from 07/18/17) 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, stated the zoning request is for a car wash. He stated the car wash owner has worked with the community, and offered services at another location to experience the business's amenities.

Seth Thomas, Car wash representative, presented a photo board of the planned car wash business to the Zoning Commission, and stated the conditions agreed upon with the City of San Antonio and the Community.

The following citizens appeared to speak:

Kim Rocha, yielded minutes to Ross Laughead.

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Sue Snyder, President of the Oak Estates NA, spoke in opposition.

Irvin Kleespies, yielded minutes to Ross Laughead.

Ross Laughead, spoke in opposition.

Anthony Alvarado, spoke in opposition.

Jennifer Martinez, passed.

Bruce Mery, spoke in opposition.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

The Zoning Commissioners discussed and commented on the presented case.

COMMISSION ACTION

A motion was made by Chairwoman Romero and seconded by Commissioner Nix to recommend Approval with the following conditions:

- Eight (8) foot fence at the rear of the property
- Downward lighting and twenty (20) foot limit on all the light poles.
- Monument Sign only
- No external speakers
- Thirty (30) foot type D landscape buffer

AYES: Romero, McGhee, Nix, Garcia

NAY: Diaz-Sanchez, Rose-Gonzales

THE MOTION FAILED.

Due to lack of a motion to reconsider, the case will move forward to City Council with a recommendation of Denial (lack of motion).

Item 6 ZONING CASE # Z2017236 (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 "C-2" Commercial District and a Duplex on 0.1315 acres out of NCB 9736, located at 802 Hermine Boulevard. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17071)

Florestela Santos, applicant, stated the request is to expand her in-home business for religious articles and dresses.

Monica Shaw, World Wide Languages, translated for the applicant.

No citizens appeared to speak.

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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 Garcia for a continuance to October 3, 2017.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Rose-Gonzales, Nix, Garcia

NAY: None

THE MOTION CARRIED

Item 7 ZONING CASE # Z2017237 (Council District 5): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 1, Block 28, NCB 2290, located at 2802 West Houston Street. Staff recommends Approval.

Staff mailed 18 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no responses from the Prospect Hill and Avenida Guadalupe Neighborhood Associations.

Erica Mejia, representative, stated the request is for a thrift store, she also noted she has worked with the community regarding lighting and security concerns.

The following citizens appeared to speak:

Amy Tijerina, spoke with concerns for the business regarding privacy, parking, noise, safety and hours.

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 Garcia and seconded by Commissioner Diaz-Sanchez for a continuance to October 3, 2017.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Rose-Gonzales, Nix, Garcia

NAY: None

THE MOTION CARRIED

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Item 9 ZONING CASE # Z2017239 (Council District 2): A request for a change in zoning from "C-3 H AHOD" Commercial Dignowity Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District not to exceed 36 units per acre on 0.1846 acres out of NCB 590, located at 120 North Cherry Street and 122 North Cherry Street. Staff recommends Approval.

Staff mailed 15 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and the Dignowity Hill Neighborhood Association is not in support.

John Cooley, representative, Terramark Homes, stated the request is for twenty-four (24) units that will have two (2) parking spaces.

The following citizens appeared to speak:

Cullen Jones, stated he is not in support of this request.

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 for a continuance to October 3, 2017.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Rose-Gonzales, Nix, Garcia

NAY: None

THE MOTION CARRIED

Item Consideration of the September 5, 2017 Zoning Commission Minutes

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

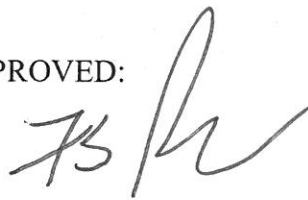
Director's Report:

- Discussion on the Holiday Schedule
- Adjusted Council dates

There being no further business, the meeting was adjourned at 3:43 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:

Melissa Ramirez, Assistant Director