

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
August 21, 2018**



1. The Zoning Commission of the City of San Antonio met in the 1st Floor, Tobin Room of the Cliff Morton Development and Business Services Center at 1901 S. Alamo.

1:00 PM – Public Hearing

2. Roll Call.

PRESENT: Romero, Head, Kamath, Bustamante, Rosalez, Sipes, Lopez, Gibbons, McDaniel, McGhee, Nix

ABSENT: None

Carnes Lane, World Wide Languages Interpreter, was present.

The Following Citizens appeared to speak:

Jerry Hoadley, 4434 Roland Rd, spoke in favor.

Eliseo E. Salazar, 1278 Bandera Rd, spoke in favor.

COMBINED HEARING:

2. **ZONING CASE # Z2018249 CD (Council District 7):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on the East 60.12 feet of the North 200.42 feet of Lot 3A and the East 60.48 feet of Lot 3B, Block H, NCB 8358, located at 1278 Bandera Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA 18077)

Staff mailed 12 notices to the surrounding property owners, 0 returned in favor and 0 returned in Opposition no response from the Donaldson Terrace neighborhood association.

COMMISSION ACTION

A motion was made by Commissioner McGhee and seconded by Commissioner Nix to recommend approval.

AYES: McGhee, Nix, Bustamante, Head, Kamath, Rosalez, Sipes, Gibbons, Lopez, McDaniel, Romero

NAY: None

THE MOTION CARRIED

5. **ZONING CASE # Z2018258 S (Council District 3):** 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 Carwash on 0.71 acres out of NCB 10939, located at 1003 Avondale Avenue. Staff recommends Approval with Conditions.

Staff mailed 17 notices to the surrounding property owners, 0 returned in favor and 4 returned in opposition and Highland Hills Neighborhood Association is in favor.

Staff noted that the recommended conditions were as follows: 1) An eight-foot (8') solid screen fence along residential uses, 2) No temporary signs, no pennant flags, no feather flags and no streamers or strings, 3) Solid screen fencing along vacuums for noise reduction and 4) Lighting shall be directed downward onto property.

COMMISSION ACTION

A motion was made by Commissioner McGhee and seconded by Commissioner Nix to recommend approval with conditions.

AYES: McGhee, Nix, Bustamante, Head, Kamath, Rosalez, Sipes, Gibbons, Lopez, McDaniel, Romero

NAY: None

THE MOTION CARRIED

6. **ZONING CASE # Z2018266 (Council District 2):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 196, Block 4, NCB 15730, located at 230 Dinn Drive. Staff recommends Approval.

Staff mailed 13 notices to the surrounding property owners, 0 returned in favor and 0 returned in opposition and no neighborhood association.

COMMISSION ACTION

A motion was made by Commissioner McGhee and seconded by Commissioner Nix to recommend approval.

AYES: McGhee, Nix, Bustamante, Head, Kamath, Rosalez, Sipes, Gibbons, Lopez, McDaniel, Romero

NAY: None

THE MOTION CARRIED

7. **ZONING CASE # Z2018267 (Council District 1):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "I-1 AHOD"

General Industrial Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on Lots 8, 9 and 12, Block 8, NCB 3935 and 0.0992 acres out of NCB 3935, located at 1206, 1210, and 1214 West Ridgewood Court and 103 Viendo Street. Staff recommends Approval.

Staff mailed 8 notices to the surrounding property owners, 0 returned in favor and 0 returned in opposition and no response from the Central Los Angeles Hights neighborhood association.

COMMISSION ACTION

A motion was made by Commissioner McGhee and seconded by Commissioner Nix to recommend approval.

AYES: McGhee, Nix, Bustamante, Head, Kamath, Rosalez, Sipes, Gibbons, Lopez, McDaniel, Romero

NAY: None

THE MOTION CARRIED

8. ZONING CASE # Z2018268 S (Council District 4): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 S AHOD" Residential Single-Family Airport Hazard Overlay District with Specific Use Authorization for a Manufactured Home on Lot 191, Block 8, NCB 15624, located at 5418 Gavilan Drive. Staff recommends Approval.

Staff mailed 20 notices to the surrounding property owners, 0 returned in favor and 0 returned in opposition and no response from the Southwest Community Association.

COMMISSION ACTION

A motion was made by Commissioner McGhee and seconded by Commissioner Nix to recommend approval.

AYES: McGhee, Nix, Bustamante, Head, Kamath, Rosalez, Sipes, Gibbons, Lopez, McDaniel, Romero

NAY: None

THE MOTION CARRIED

9. ZONING CASE # Z2018269 (Council District 9): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 0.455 acres out of NCB 12057, located at 907 North Coker Loop. Staff recommends Approval.

Staff mailed 8 notices to the surrounding property owners, 0 returned in favor and 0 returned in opposition and no neighborhood association.

COMMISSION ACTION

A motion was made by Commissioner McGhee and seconded by Commissioner Nix to recommend approval.

AYES: McGhee, Nix, Bustamante, Head, Kamath, Rosalez, Sipes, Gibbons, Lopez, McDaniel, Romero

NAY: None

10. **ZONING CASE # Z2018270 S (Council District 3):** A request for a change in zoning from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 S MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Specific Use Authorization for a Carwash on Lot 12 and Lot 13, Block 36, NCB 10108, located at 3718 Pleasanton Road and 3720 Pleasanton Road. Staff recommends Approval.

Staff mailed 18 notices to the surrounding property owners, 2 returned in favor and 0 returned in opposition and no neighborhood association.

COMMISSION ACTION

A motion was made by Commissioner McGhee and seconded by Commissioner Nix to recommend approval.

AYES: McGhee, Nix, Bustamante, Head, Kamath, Rosalez, Sipes, Gibbons, Lopez, McDaniel, Romero

NAY: None

15. **ZONING CASE # Z2018277 CD (Council District 2):** A request for a change in zoning from "C-3 MC-3 AHOD" General Commercial Austin Highway/Harry Wurzbach Metropolitan Corridor Airport Hazard Overlay District to "C-2 CD MC-3 AHOD" Commercial Austin Highway/Harry Wurzbach Metropolitan Corridor Airport Hazard Overlay District with a Conditional Use for Auto Paint & Body Repair on 1.874 acres out of NCB 12170, located at 811 Corinne Drive. Staff recommends Approval.

Staff mailed 19 notices to the surrounding property owners, 0 returned in favor and 0 returned in opposition and no response from the Oakwell Farms Home Owners or Wilshire Neighborhood Association.

COMMISSION ACTION

A motion was made by Commissioner McGhee and seconded by Commissioner Nix to recommend approval.

AYES: McGhee, Nix, Bustamante, Head, Kamath, Rosalez, Sipes, Gibbons, Lopez, McDaniel, Romero

NAY: None

16. **ZONING CASE # Z2018278 (Council District 6):** A request for a change in zoning from "C-3" General Commercial District to "MF-33" Multi-Family District on 14.133 acres out of NCB 17636, generally located in the 7300 block of North Loop 1604. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18084)

Staff mailed 5 notices to the surrounding property owners, 1 returned in favor and 0 returned in opposition and no neighborhood association.

COMMISSION ACTION

A motion was made by Commissioner McGhee and seconded by Commissioner Nix to recommend approval.

AYES: McGhee, Nix, Bustamante, Head, Kamath, Rosalez, Sipes, Gibbons, Lopez, McDaniel, Romero

NAY: None

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION:

1. **ZONING CASE # Z2018166 CD S ERZD (Council District 8):** A request for a change in zoning from "R-6 UC-1 MLOD-1 ERZD" Residential Single-Family IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "R-6 CD S UC-1 MLOD-1 ERZD" Residential Single-Family IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with a Conditional Use and Specific Use Authorization for a Non-Commercial Parking Lot on Lot 15, Block 3, NCB 14758, located at 7504 Green Glen Drive. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18069)

Staff mailed 14 notices to the surrounding property owners, 2 returned in favor and 1 returned in opposition and the Hill and Dales Neighborhood Association is in favor.

Michael Escalante, SAWS, gave a short briefing and recommended approval.

Carolyn McDonald, Brown and Ortiz, representative amended the site plan to comply with the SAWS report.

Jim Harnish, President, Hills and Dale Neighborhood Association spoke in favor.

COMMISSION ACTION

A motion was made by Commissioner Romero and seconded by Commissioner Head to recommend approval as amended.

AYES: Romero, Head, Lopez, McDaniel, Bustamante, Rosalez, McGhee, Nix, Kamath, Sipes, Gibbons

NAY: None

THE MOTION CARRIED

3. **ZONING CASE # Z2018250 (Council District 1):** A request for a change in zoning from "RM-4 UC-4 AHOD" Residential Mixed North Saint Mary's Street Urban Corridor Airport Hazard Overlay District and "C-3R UC-4 AHOD" General Commercial Restrictive Alcoholic Sales North Saint Mary's Street Urban Corridor Airport Hazard Overlay District to "IDZ UC-4 AHOD" Infill Development Zone North Saint Mary's Street Urban Corridor Airport Hazard Overlay District with uses permitted in "MF-65" Multi-Family District and "C-2" Commercial District on 0.588 acres out of NCB 829, located at 1817 North St. Mary's Street and 824 East Euclid. Staff recommends Denial, with an Alternate Recommendation, pending Plan Amendment. (Associated Plan Amendment 18078)

Staff mailed 23 notices to the surrounding property owners, 1 returned in favor and 2 returned in opposition and the Tobin Hill Community Association is opposed.

Patrick Christensen, representative, 310 St. Mary's Suite 327, gave a presentation, history and addressed various concerns regarding the project.

Frederica Kushner, 405 E. Myrtle, spoke in opposition.
Richard Moore, 1806 McCullough, spoke in favor.
Rick Schell, 430 E. Mistletoe, spoke in opposition.

Patrick Christensen, introduced Robert Melvin, 4007 Melvin Avenue, spoke on the project and gave more information on the materials, density and overall look of the project.

A motion was made by Commissioner Lopez and seconded by Commissioner Rosalez for Denial, with Staff's Alternate recommendation for "IDZ UC-4 AHOD" with uses permitted in "MF-25" Multi-Family District and "C-2" Commercial District.

COMMISSION ACTION

AYES: Lopez, Rosalez, McDaniel, McGhee, Nix, Kamath, Sipes, Romero

NAY: Bustamante, Head, Gibbons

THE MOTION CARRIED

4. **ZONING CASE # Z2018256 (Council District 6):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District on Lot 15, Block 1, NCB 15586, located at 2311 Westward Drive. Staff recommends Denial, with an Alternate Recommendation.

Staff mailed 20 notices to the surrounding property owners, 0 returned in favor and 4 returned in opposition and the Cable Westwood Neighborhood Association is opposed and no response from the Lackland Terrace Neighborhood Association.

Rezah Serat, applicant, stated he contacted one neighborhood associations and the other did not respond. He did state he would do what it takes to get the zoning changed.

The following citizen appeared to speak.

Annabelle Valle, 400 Kirk Pl, spoke in opposition.

COMMISSION ACTION

A motion was made by Commissioner Rosalez and seconded by Commissioner Lopez for Denial.

AYES: Rosalez, Lopez, Romero, McDaniel, Bustamante, McGhee, Nix, Sipes

NAY: Kamath, Head, Gibbons

THE MOTION CARRIED FOR DENIAL

11. **ZONING CASE # Z2018272 (Council District 3):** A request for a change in zoning from "C-2 CD H MC-2 AHOD" Commercial Mission Historic South Presa Metropolitan Corridor Airport Hazard Overlay District with Conditional Use for a Flea Market – Indoor and "C-2 CD H AHOD" Commercial Mission Historic Airport Hazard Overlay District with Conditional Use for a Flea Market – Indoor to "MF-33 H MC-2 AHOD" Multi-Family Mission Historic South Presa Metropolitan Corridor Airport Hazard Overlay District and "MF-33 H AHOD" Multi-Family Mission Historic Airport Hazard Overlay District on Lot P-106 and Lot P-107, NCB 10917 and NCB 10918, located at 9159 South Presa Street. Staff recommends Approval.

Staff mailed 6 notices to the surrounding property owners, 3 returned in favor and 2 returned in opposition and neighborhood association.

Patrick Christensen, 310 St. Mary's Street, stated more senior housing is needed in San Antonio and also addressed the crime and traffic in the area and stated the school is not opposed. He also stated the project will remain a senior living facility for 35 years.

The following citizen appeared to speak.

Bertha Villegas, 9149 S. Presa, spoke in opposition.

Benitio Villegas, 9149 S. Presa, spoke in opposition.

Manuel Villegas, 9151 S. Presa, spoke in opposition.

COMMISSION ACTION

A motion was made by Commissioner McGhee for approval and seconded by Commissioner Head.

AYES: McGhee, Head, Rosalez, Lopez, Romero, Kamath, Gibbons McDaniel, Bustamante, Nix, Sipes

NAY: None

THE MOTION CARRIED

12. ZONING CASE # Z2018273 (Council District 1): A request for a change in zoning from "D RIO-7B AHOD" Downtown River Improvement Overlay Airport Hazard Overlay District to "IDZ RIO-7B AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "D" Downtown District and Auto and Light Truck Repair on 0.22 acres out of NCB 102, located at 331 South Flores Street. Staff recommends Denial.

Staff mailed 10 notices to the surrounding property owners, 1 returned in favor and 3 returned in opposition and no response from the Downtown Residents Neighborhood Association.

Garrett Newman, applicant, stated he would like rezone the property for to give the community options for auto repair services. He also stated that his business would be beneficial and that an environmental study has been done.

The following citizen appeared to speak.

Mike Smith, 811 Lower Lacoste, spoke in favor.

Dr. Alberto Milmo, 319 S. Flores St. spoke in opposition.

Monica Ramsuer, 2564 Hawk Dr. did not speak.

Nick Naik, 411 S. Flores, spoke in opposition.

A motion was made by Commissioner Lopez and seconded by Commissioner McDaniel to continue to September 4, 2018.

COMMISSION ACTION

AYES: Lopez, McDaniel, McGhee, Head, Rosalez, Romero, Kamath, Gibbons, Bustamante, Nix, Sipes
NAY: None

THE MOTION CARRIED

The Zoning Commission convened for a break at 3:00pm and reconvened at 3:10pm. Dr. Romero did not return to the meeting.

13. **ZONING CASE # Z2018274 (Council District 1)**: 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 on 0.15 acres out of NCB 3029, located at 306 West Grayson and 310 West Grayson. Staff recommends Approval.

Staff mailed 18 notices to the surrounding property owners, 0 returned in favor and 6 returned in opposition and the Tobin Hill Neighborhood Association is in favor.

Patrick Christensen, 310 St. Mary's Street, gave an overview of the project in detail, and stated he would revise the site plan to include more parking.

The following citizen appeared to speak.

Pat Stannish, 240 W. Josephine, spoke in opposition.
Rick Shell, 430 E. Mistletoe, spoke in favor.

COMMISSION ACTION

A motion was made by Commissioner Lopez and seconded by Commissioner McDaniel to recommend approval.

AYES: Lopez, McDaniel, McGhee, Head, Rosalez, Kamath, Gibbons, Bustamante, Nix, Sipes
NAY: None

THE MOTION CARRIED

14. **ZONING CASE # Z2018275 (Council District 1)**: A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for four (4) residential dwelling units on 0.303 acres out of NCB 771, located at 96 Lewis Street. Staff recommends Approval.

Staff mailed 15 notices to the surrounding property owners, 0 returned in favor and 0 returned in opposition and the Tobin Hill Community Association is in favor.

Patrick Christensen, 310 St. Mary's Street, stated the property has 4 single family units with 2 parking spots each and explained how the applicant wishes to rehab the properties and better the community.

The following citizen appeared to speak.

Jack Finger, 901 W. Mulberry, yielded time to Teresa Haring,
Teresa Hering, 102 Marshal spoke in opposition.
Rick Shell, 430 Mistletoe, spoke in favor.

COMMISSION ACTION

A motion was made by Commissioner Lopez and seconded by Commissioner Bustamante to recommend approval.

AYES: Lopez, McDaniel, McGhee, Head, Rosalez, Kamath, Bustamante, Nix, Sipes
NAY: Gibbons

THE MOTION CARRIED

18. Consideration and approval of the Zoning Commission Minutes for August 7, 2018 Zoning Commission meeting.

No Minutes to approve.

There being no further business, the meeting was adjourned at 3:36 pm.

August 21, 2018

11

APPROVED:

Dr. Francine Romero, Chair

ATTEST:

Melissa Ramirez, Executive Secretary