

City of San Antonio



**Zoning Commission Minutes**

Development and Business  
Services Center  
1901 South Alamo

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**June 4, 2019**

**1:00PM**

**1901 S. Alamo**

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**Zoning Commission Members**

**A majority of appointive Members shall constitute a quorum.**

Joy McGhee, Chair, District 3  
Ba'Ron Head, Vice-Chair, District 2  
John Bustamante, Pro-Tem, District 5

Oscar Rosalez, District 6 | Sarah Olivarez, District 1 | Dr. Francine Romero, District 8 | Robert  
Sipes, District 7 | Joe Nix, District 10 | Patricia Gibbons, District 9 |  
Suren Kamath, District 4 | Gayle McDaniel, Mayor

**1:00 P.M. - Call to Order, Board Room**

- Roll Call
- Present: Romero, Bustamante, Head, Rosalez, Olivarez, Gibbons, Nix, Kamath, McGhee, Sipes
- Absent: McDaniel (arrived late at 2:13 during the hearing for Item #10)
- Nancy Parias and Maria E. Murray, SeproTec translators were present.

**THE FOLLOWING ITEMS MAY BE CONSIDERED AT ANY TIME DURING THE  
REGULAR ZONING COMMISSION MEETING:**

*Public Hearing and Consideration of the following Cases*

**Pledge of Allegiance**

**COMBINED HEARING I**

Item # 4 **(Continued from 05/21/19) ZONING CASE Z-2019-10700078 (Council District 7):** 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 and "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 57, Block A, NCB 11532, located at 1833 Bandera Road. Staff recommends Approval.

Staff stated 14 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no response from the Woodlawn Hills Neighborhood Association.

**No Citizens appeared to speak.**

**Motion:** Chair McGhee asked for a motion for item # **Z-2019-10700078** as presented.

**Motion:** Commissioner Head made a motion for approval

**Second:** Commissioner Rosalez

**In Favor:** Head, Rosalez, Bustamante, Nix, Gibbons, Kamath, Romero, Olivarez, McGhee, Sipes

**Opposed:** None

**Motion Carried**

Item # 5 **ZONING CASE Z-2019-10700084 (Council District 2):** A request for a change in zoning from "R-6 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "R-4 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on Lot 16, Block 3, NCB 1172, located at 705 Sandmeyer Street. Staff recommends Approval. (Michael Pepe, Planner (210) 207-8208, Michael.Pepe@SanAntonio.gov, Development Services Department)

Staff stated 30 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition, the Government Hill Alliance Neighborhood Association is in opposition.

**No Citizens appeared to speak.**

**Motion:** Chair McGhee asked for a motion for item # **Z-2019-10700084** as presented.

**Motion:** Commissioner Head made a motion for approval

**Second:** Commissioner Rosalez

**In Favor:** Head, Nix, Bustamante, Rosalez, Gibbons, Kamath, Romero, Olivarez, McGhee, Sipes

**Opposed:** None

**Motion Carried**

Item # 6 **ZONING CASE Z-2019-10700086 (Council District 5):** A request for a change in zoning from "C-3R MLOD-2 MLR-2 AHOD" General Commercial Restrictive Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-1 MLOD-2 MLR-2 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lots 1-4, Block 1, NCB 9023, located at 3110 South Zarzamora Street. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

Staff stated 35 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no response from the Palm Heights Neighborhood Association.

**No Citizens appeared to speak.**

**Motion:** Chair McGhee asked for a motion for item # **Z-2019-10700086** as presented.

**Motion:** Commissioner Head made a motion for approval

**Second:** Commissioner Rosalez

**In Favor:** Head, Nix, Bustamante, Rosalez, Gibbons, Kamath, Romero, Olivarez, McGhee, Sipes

**Opposed:** None

**Motion Carried**

Item # 8 **ZONING CASE Z-2019-10700090 CD (Council District 2):** A request for a change in zoning from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "R-3 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for two (2) residential units on the North 67.8 feet of Lot 9, Block 2, NCB 1028, located at 910 South Pine Street. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@SanAntonio.gov, Development Services Department)

Staff stated 32 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition, the Denver Heights Neighborhood Association is in support.

**No Citizens appeared to speak.**

**Motion:** Chair McGhee asked for a motion for item # Z-2019-10700090 CD as presented.

**Motion:** Commissioner Head made a motion for approval

**Second:** Commissioner Rosalez

**In Favor:** Head, Nix, Bustamante, Rosalez, Gibbons, Kamath, Romero, Olivarez, McGhee, Sipes

**Opposed:** None

**Motion Carried**

Item # 12

**ZONING CASE Z-2019-10700113 (Council District 1):** A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "RM-6 AHOD" Residential Mixed Airport Hazard Overlay District on Lots 43-46, Block 3, NCB 11287, located at 2510-2522 Clara Lane. Staff recommends Approval. (Mary Morales-Gonzales (210) 207-5550, mary.morales-gonzales@sanantonio.gov, Development Services Department)

Staff stated 17 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no response from Dellview Neighborhood Association.

**No Citizens appeared to speak.**

**Motion:** Chair McGhee asked for a motion for item # Z-2019-107000113 as presented.

**Motion:** Commissioner Head made a motion for approval

**Second:** Commissioner Rosalez

**In Favor:** Head, Nix, Bustamante, Rosalez, Gibbons, Kamath, Romero, Olivarez, McGhee, Sipes

**Opposed:** None

**Motion Carried**

Item # 13

**ZONING CASE Z-2019-10700117 HL (Council District 2):** A request for a change in zoning from "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Bar and/or Tavern without cover charge 3 or more days per week to "IDZ-2 HL AHOD" Medium Intensity Infill Development Zone Historic Landmark Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Bar and/or Tavern without cover charge 3 or more days per week on the north 45-feet of Lot 27, Block 20, NCB 617, located at 419 South Hackberry Street. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department)

Staff stated 38 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition, Denver Heights Neighborhood Association is in support and no response from Alamodome Gardens Neighborhood Association.

**No Citizens appeared to speak.**

**Motion:** Chair McGhee asked for a motion for item # Z-2019-10700117 HL as presented.

**Motion:** Commissioner Head made a motion for approval

**Second:** Commissioner Rosalez

**In Favor:** Head, Nix, Bustamante, Rosalez, Gibbons, Kamath, Romero, Olivarez, McGhee, Sipes

**Opposed:** None

**Motion Carried**

**COMBINED HEARING II:**

**Applicant requested a continuance to 6/18/19 Zoning Commission meeting.**

Item # 9      **ZONING CASE Z-2019-10700092 CD (Council District 2):** A request for a change in zoning from "R-5 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-5 CD MLOD-3 MLR2 AHOD" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for two (2) residential dwelling units on Lot 3, Block 4, NCB 1689, located at 210 Sandmeyer Street. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@SanAntonio.gov, Development Services Department)

Staff stated 46 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 in opposition, Government Hill Alliance Neighborhood Association is in opposition.

**No Citizens appeared to speak.**

**Motion:** Chair McGhee asked for a motion for item # Z-2019-10700092 CD as presented by the applicant.

**Motion:** Commissioner Head made a motion for approval of the June 18<sup>th</sup> continuance.

**Second:** Commissioner Nix

**In Favor:** Bustamante, Romero, Rosalez, Nix, Kamath, Gibbons, Olivarez, McGhee, Sipes, Head

**Opposed:** None

**Motion Carried**

**INDIVIDUAL CONSIDERATION:**

Item # 3 **(Continued from 05/21/19) ZONING CASE Z-2019-10700072 CD (Council District 5):** A request for a change in zoning from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Conditional Use for a Construction Contractor Facility on Lot 1, Block 7, NCB 7224, located at 1325 Frio City Road. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

Staff stated 24 notices were mailed to property owners within 200 feet, 0 returned in favor, 1 in opposition, no Neighborhood Association on record.

**Applicant Clayton Russell was present to answer questions from the commissioners.**

**Motion:** Chair McGhee asked for a motion for item # **Z-2019-10700072 CD** as presented.

**Motion:** Commissioner Bustamante made a motion for approval with the following conditions:

- 1) A 25-foot bufferyard is to be maintained along the northern side of the property against the "R-4" single-family residential lots.
- 2) Maintain a solid screen fence along the existing "R-4" single-family zoning districts and uses.
- 3) Hours of operation 7:30am to 5:30pm, Monday through Friday.

**Second:** Commissioner Head

**In Favor:** Rosalez, Head, Bustamante, Kamath, Romero, Olivarez, McGhee, Sipes, Nix

**Opposed:** Gibbons

**Motion Carried**

Item # 7 **ZONING CASE Z-2019-10700088 S (Council District 5):** A request for a change in zoning from "C-2 NA MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 S MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for Party House, Reception Hall, Meeting Facility on Lot 50, Block 34, NCB 8072, located at 1335 South General McMullen Drive. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

Staff stated 39 notices were mailed to property owners within 200 feet, 0 returned in favor, and 1 returned in opposition and Westwood Square Neighborhood Association is in opposition.

Patricia Villarreal, applicant addressed the Commission and amended the request to include "NA" Nonalcoholic Sales.

**The following citizens appeared to speak**

Velma Pena – P.O. Box 37585 – Spoke in opposition

Richard Garcia – 166 Tejla Dr – Spoke in opposition

**Motion:** Chair McGhee asked for a motion for item # **Z-2019-10700088 S** as presented.

**Motion:** Commissioner Bustamante made a motion for Denial.

**Second:** Commissioner Head

**In Favor:** Rosalez, Head, Bustamante, Nix, Kamath, Gibbons, Romero, Olivarez, McGhee, Sipes

**Opposed:** None

**Motion for Denial Carried**

Item # 10 **ZONING CASE Z-2019-10700093 (Council District 6):** A request for a change in zoning from "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "PUD MF-18 MLOD-2 MLR-2 AHOD" Planned Unit Development Limited Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a reduced perimeter setback of 10 feet on Lot 2, Block 2, NCB 18038, located in the 3300 block of Northwestern and Van Cleave

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Drive. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

Staff stated 13 notices were mailed to property owners within 200 feet, 1 returned in favor, and 1 returned in opposition and no registered neighborhood association.

Commissioner Bustamante left the room at 1:52 returned at 1:58

Commissioner McDaniel arrived to the meeting at 2:13

**The Following Citizens appeared to speak.**

Mary Jane Esquivel- 319 One Oak, spoke in opposition

Don Cortez- 843 Border, spoke in opposition

Bobby Esquivel- 4219 Vantage View, spoke in opposition

**Motion:** Chair McGhee asked for a motion for item # **Z-2019-10700093** as presented.

**Motion:** Commissioner Rosalez made a motion for approval

**Second:** Commissioner Head

**In Favor:** Head, Rosalez, Nix, Kamath, Romero, Olivarez, McGhee, Sipes, McDaniel

**Opposed:** Gibbons

**Abstained:** Bustamante

**Motion Carried**

Item # 11

**ZONING CASE Z-2019-10700094 (Council District 5):** A request for a change in zoning from "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for an Appliance Store to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for six (6) residential units on 0.33 acres out of NCB 2587, located at 150 Lone Star Boulevard. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

Staff stated 32 notices were mailed to property owners within 200 feet, 0 returned in favor, and 1 in returned in opposition and no response from the Lone Star Neighborhood Association.

**Applicant was present to answer any question from the commissioners.**

**No Citizens appeared to speak.**

**Motion:** Chair McGhee asked for a motion for item # Z-2019-10700094 as presented.

**Motion:** Commissioner Bustamante made a motion for continuance till July 16, 2019

**Second:** Commissioner Head

**In Favor:** Bustamante, Rosalez, Nix, Head, Kamath, Romero, Gibbons, McGhee, Sipes, McDaniel

**Opposed:** None

**Motion Carried**

**Postponed/Withdrawn/Pulled**

Item # 1      **(POSTPONED) ZONING CASE Z-2019-10700118 HL (Council District 1):** A request for a change in zoning from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "R-6 HL NCD-5 AHOD" Residential Single-Family Historic Landmark Beacon Hill Neighborhood Conservation Airport Hazard Overlay District on Lot 17, Block 2, NCB 13198, located at 903 Huisache Avenue.

Item # 2      **(POSTPONED) ZONING CASE Z-2019-10700095 (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 (4) four residential units on Lot 16 and the west 40-feet of Lot 17, Block 2, NCB 8563, located at 112 Vassar. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department)

**Approval of Minutes**

Chair McGee noted no minutes were received.

Commissioner Olivarez noted a correction to the minutes from the May 21<sup>st</sup> meeting needs to be made under Item #8. A citizen appeared to speak in opposition at the end of the meeting.

Minutes will be corrected and considered for approval at the June 18<sup>th</sup> Zoning Commission meeting.

**Director's Report: None**

**Adjournment**

There being no further business, the meeting was adjourned at 2:42 p.m.

APPROVED BY:  OR \_\_\_\_\_  
Joy McGhee, Chair

DATE: June 18, 2019

ATTESTED BY:  DATE: June 20, 19  
Melissa Ramirez, Assistant Director