

City of San Antonio



Zoning Commission Minutes
Development and Business
Services Center
1901 South Alamo

February 4, 2020

1:00PM

1901 S. Alamo

Zoning Commission Members

A majority of appointive Members shall constitute a quorum.

Joy McGhee, Chair, District 3
John Bustamante, Vice-Chair, District 5
Robert Sipes, Pro-Tem, District 7

| Kin Hui - District 6 | Summer Greathouse, District 1 | Dr. Francine Romero, District 8 |
Marc Whyte, District 10 | Patricia Gibbons, District 9 |
Suren Kamath, District 4 | Gayle McDaniel, Mayor | Xavier Toson, District 2

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

- Roll Call
- Present: Romero, Bustamante, Greathouse, Gibbons, Sipes, Whyte, McDaniel, McGhee
- Absent: Toson, Kamath, Hui

- Cesar and Jacqueline, 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

Item #4 has been postponed to a later date.

COMBINED CONSENT AGENDA:

Item # 2 **ZONING CASE Z-2019-10700340 HL (Council District 1):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 HL AHOD" Residential Single-Family Historic Landmark Airport Hazard Overlay District on Lot 11, NCB 863, located at 413 East Mistletoe Avenue. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, mercedes.Rivas2@sanantonio.gov, Development Services Department)

Staff stated 26 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no Neighborhood Association.

No Citizens appeared to speak.

Motion: Commissioner McGhee asked for a motion as presented.

Motion: Commissioner Bustamante made a motion for approval

Second: Commissioner Sipes

In Favor: Bustamante, Sipes, McDaniel, Romero, Greathouse, Whyte, Gibbons, McGhee

Opposed: None

Motion Carried

Item # 7 **(Continued from 01/21/2020) ZONING CASE Z-2019-10700319 (Council District 1):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-3" General Commercial and multi-family up to 300 units on Lot 4, Lot 5, and Lot 29, Block 1, NCB 3028, located at 218 West Josephine Street. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department).

Staff stated 26 notices were mailed to property owners within 200 feet, 1 returned in favor, and 0 returned in opposition and the Tobin Hill Community Association is in support.

No Citizens appeared to speak.

Motion: Commissioner McGhee asked for a motion as presented.

Motion: Commissioner Bustamante made a motion for approval

Second: Commissioner Sipes

In Favor: Bustamante, Sipes, McDaniel, Romero, Greathouse, Whyte, Gibbons, McGhee

Opposed: None

Motion Carried

Item # 11 **ZONING CASE Z-2019-10700321 (Council District 8):** A request for a change in zoning from "R-6" Residential Single-Family District to "MF-18" Low Density Multi-Family District on Lot 7, Block 11, NCB 14695 and Lot 7, Block 12, NCB 14696 and "C-2" Commercial District on the south 65 feet of Lot 12, Block 3, NCB 14687, generally located in the 8000 block of Oakland Road and east of the 5700 block of Babcock Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600093) (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Staff stated 42 notices were mailed to property owners within 200 feet, 2 returned in favor, and 2 returned in opposition and no registered neighborhood association.

No Citizens appeared to speak.

Motion: Commissioner McGhee asked for a motion as presented.

Motion: Commissioner Bustamante made a motion for approval

Second: Commissioner Sipes

In Favor: Bustamante, Sipes, McDaniel, Romero, Greathouse, Whyte, Gibbons, McGhee

Opposed: None

Motion Carried

Item # 14 **ZONING CASE Z-2019-10700334 (Council District 9):** A request for a change in zoning from "C-2 MLOD-1 MLR-2 AHOD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, "C-3 MLOD-1 MLR-2 AHOD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, "I-1 MLOD-1 MLR-2 AHOD" General Industrial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, "I-1 AHOD" General Industrial Airport Hazard Overlay District, and "R-6 AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "O-1.5 MLOD-1 MLR-2 AHOD" Mid-Rise Office Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "O-1.5 AHOD" Mid-Rise Office Airport Hazard Overlay District (all overlays remain unchanged) on 10.864 acres out of NCB 17184, generally located in the 12600 block of West Avenue and the 200 block of North Loop Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600099) (Lorianne Thennes, Planner (210) 207-7945, lorianne.thennes, Development Services Department)

Staff stated 13 notices were mailed to property owners within 200 feet, 1 returned in favor, and 0 returned in opposition and no registered neighborhood association.

No Citizens appeared to speak.

Motion: Commissioner McGhee asked for a motion as presented.

Motion: Commissioner Bustamante made a motion for approval

Second: Commissioner Sipes

In Favor: Bustamante, Sipes, McDaniel, Romero, Greathouse, Whyte, Gibbons, McGhee

Opposed: None

Motion Carried

Item #15 **ZONING CASE Z-2020-10700003 (Council District 5):** A request for a change in zoning from "I-1 MLOD-2 MLR-2 AHOD" General Industrial Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 4, Block 15, NCB 3884, located at 125 Glass Avenue. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)

Staff stated 23 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and the no response from the Collins Garden Neighborhood Association.

No Citizens appeared to speak.

Motion: Commissioner McGhee asked for a motion as presented.

Motion: Commissioner Bustamante made a motion for approval

Second: Commissioner Sipes

In Favor: Bustamante, Sipes, McDaniel, Romero, Greathouse, Whyte, Gibbons, McGhee

Opposed: None

Motion Carried

Continued Items:

Item # 6 **(Continued from 01/21/2020) ZONING CASE Z-2019-10700313 (Council District 1):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Low Intensity Airport Hazard Overlay District with uses permitted for two (2) dwelling units on the north 97-feet of Lot A11, and the north 97-feet of the west 5.6-feet of Lot A12, NCB 1720, located at 302 East French Place. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)

Staff stated 42 notices were mailed to property owners within 200 feet, 1 returned in favor and 0 returned in opposition and a statement of non-opposition from Tobin Hill Community Association.

Jake Oder, 302 E. French Place, requested a continuance to February 18, 2020.

The Commission asked the applicant questions concerning the request. The Applicant responses were heard by the Commission as well as other testimonies offered, followed by a discussion among members before the vote.

No Citizens appeared to speak.

Motion: Commissioner McGhee asked for a motion as presented.

Motion: Commissioner Greathouse made a motion to continue to February 18, 2020

Second: Commissioner Bustamante

In Favor: Greathouse, Bustamante, Sipes, McDaniel, Romero, Whyte, Gibbons, McGhee

Opposed: None

Motion Carried

Individual Items:

Item # 1 **ZONING CASE Z-2019-10700324 S ERZD (Council District 9):** A request for a change in zoning from "C-2 S MLOD-1 MLR-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone District with Specific Use Authorization for a Convenience Store with Gas Sales to "C-2 S MLOD-1 MLR-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone District with Specific Use Authorization for a Carwash on 0.078 acres out of NCB 18387, located at 16525 Blanco Road. Staff recommends Approval. (Lorianne Thennes, Planner (210) 207-7945, lorianne.thennes, Development Services Department)

Staff stated 6 notices were mailed to property owners within 200 feet, 1 returned in favor, and 0 returned in opposition and no registered neighborhood associations.

Mike Escalante, SAWS, stated SAWS recommended that the carwash reuse greater than 80% of the water, comply with SAWS Watershed saver program and all other conditions.

Mitsuko Ramos, Representative, gave a short presentation and stated they worked with SAWS, agreed to all recommendations and asked the commission for their approval.

No Citizens appeared to speak.

The Commission asked the applicant questions concerning the request. The Applicant responses were heard by the Commission as well as other testimonies offered, followed by a discussion among members before the vote.

Motion: Commissioner McGhee asked for a motion as presented.

Motion: Commissioner Gibbons made a motion for approval with all SAWS conditions

Second: Commissioner McDaniel

In Favor: Gibbons, McDaniel, Bustamante, Sipes, Romero, Greathouse, Whyte, McGhee

Opposed: None

Motion Carried

Item # 3 **ZONING CASE Z-2020-10700020 HL (Council District 3):** A request for a change in zoning from "C-3NA MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-3NA HL MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Historic Landmark Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 1, Block 1, NCB 6230, located at 4007 South Flores Street. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@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 registered neighborhood association.

Jenny Hay, Office of Historic Preservation, gave a short presentation and history of the property and stated the applicant requested a continuance to February 18, 2020.

The Following Citizens appeared to speak.

Michael Knoespal, 19 Palace Place, yielded time to Mark Granados

Ian Cochran, representative, yielded time to Mark Granados
Virginia Van Cleave, 9118 Fairlane, spoke in favor
Mark Granados, 4007 South Flores Street, spoke in opposition

The Commission asked the applicant questions concerning the request. The Applicant responses were heard by the Commission as well as other testimonies offered, followed by a discussion among members before the vote.

Motion: Commissioner McGhee made a motion for a continuance to February 18, 2020

Second: Commissioner Bustamante

In Favor: McGhee, Bustamante, Sipes, McDaniel, Romero, Greathouse, Gibbons, Whyte

Opposed: None

Motion Carried

Item # 5 **(Continued from 01/21/2020) ZONING CASE Z-2019-10700309 (Council District 2):** A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for seven (7) residential dwelling units on Lot 19, Block 14, NCB 611, located at 220 South Olive Street. Staff recommends Approval. (Lorianne Thennes, Planner (210) 207-7945, lorianne.thennes, Development Services Department)

Staff stated 34 notices were mailed to property owners within 200 feet, 1 returned in favor, and 1 returned in opposition and the Denver Height Neighborhood Association is in support.

Geraldo Urate, 220 S. Olive St, gave a brief summary of his request for rezoning spoke of the challenges and was available for questions.

The Following Citizens appeared to speak.

Bill Heilner, 1123 Wyoming, opposed
Jennifer Ramage, 1123 Wyoming, opposed
Agnes Gonzalez, 112 Wyoming, opposed

Motion: Commissioner McGhee asked for a motion as presented.

Motion: Commissioner McDaniel made a motion for Denial

Second: Commissioner Sipes

Commissioner McDaniel retracted her motion for denial and Commissioner Sipe's second in order to allow commission comments.

The Commission asked the applicant questions concerning the request. The Applicant responses were heard by the Commission as well as other testimonies offered, followed by a discussion among members before the vote.

Motion: Commissioner McGhee asked for a motion as presented.

Motion: Commissioner McDaniel made a motion for **Denial**

Second: Commissioner Sipes

In Favor: McDaniel, Sipes, Bustamante, Romero, Greathouse, Whyte, Gibbons, McGhee

Opposed: None

Motion Carried

Item #8

(Continued from 01/21/2020) ZONING CASE Z-2019-10700327 (Council District 3): A request for a change in zoning from "C-2 HS MLOD-2 MLR-2 AHOD" Commercial Historical Significant 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 45, NCB 9483, located at 2914 Pleasanton Road. Staff recommends Denial. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Staff stated 14 notices were mailed to property owners within 200 feet, 6 returned in favor, and 0 returned in opposition and no registered neighborhood association.

The applicant was not present.

The Following Citizens appeared to speak.

Virginia Van Cleave, Conservation Society of San Antonio, opposed

The Commission asked the applicant questions concerning the request. The Applicant responses were heard by the Commission as well as other testimonies offered, followed by a discussion among members before the vote.

Motion: Commissioner McGhee motioned for a **continuance to March 17, 2020.**

Second: Commissioner Romero

In Favor: McGhee, Romero, Bustamante, Sipes, McDaniel, Greathouse, Whyte, Gibbons

Opposed: None

Motion Carried

Item # 9

ZONING CASE Z-2019-10700331 (Council District 3): A request for a change in zoning from "C-1 CD MLOD-3 MLR-1" Light Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District with a Conditional Use for a Limousine Service - Dispatch and Office Use Only No Servicing of Vehicles Onsite to "C-2 MLOD-3 MLR-1" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District on Lot 15 and Lot 16, NCB 10761, located at 2035 South WW White Road, 2037 South WW White Road, and 2041 South WW White Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600098) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)

Staff stated 22 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no response from the Comanche Community Neighborhood Association or Jupe Manor Neighborhood Association and 3 letters of support from outside the 200' radius.

Patrick Christensen, 310 S. St. Mary's Ste. 2700, has explored various options for the project and feels this is the best option and asked for approval.

The Following Citizens appeared to speak.

Ruby Pittman, 4435 Boxwood, is worried about the noise and would like more information.

Motion: Commissioner McGhee made a motion for approval

Second: Commissioner Whyte

In Favor: McGhee, Whyte, Bustamante, McDaniel, Greathouse,

Opposed: Sipes, Romero, Gibbons

Motion Failed

Item # 10

ZONING CASE Z-2019-10700315 CD (Council District 6): 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 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for an Office Warehouse (Flex Space) – Outside Storage not Permitted on 4.351 acres out of NCB 18285, generally located at 7531 Potranco Road. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, Patricia.franco@sanantonio.gov, Development Services Department)

Staff stated 24 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no registered neighborhood association.

Applicant was not present

The Following Citizens appeared to speak.

Kathy Kloneck, 1422 Stedwick Dr., opposed
Josephina P. Rodriguez, 1950 Stedwick Dr., favor

Motion: Chair McGhee asked for a motion for item as presented.

Motion: Commissioner McDaniel motioned for a **continuance to February 18, 2020**

Second: Commissioner Bustamante

In Favor: Bustamante, Sipes, McDaniel, Romero, Whyte, Greathouse, McDaniel, McGhee

Opposed: None

Motion Granted

Item #12 **ZONING CASE Z-2019-10700325 (Council District 8):** A request for a change in zoning from "R-6" Residential Single-Family District to "MF-18" Multi-Family District on 7.117 acres out of NCB 14689, generally located in the 8700-8800 block of Oakland Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600095) (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department).

Staff stated 24 notices were mailed to property owners within 200 feet, 1 returned in favor, and 2 returned in opposition and no registered neighborhood association.

The Following Citizens appeared to speak.

Edward L. Cantor, 9462 Tranquil Park, opposed

The Commission asked the applicant questions concerning the request. The Applicant responses were heard by the Commission as well as other testimonies offered, followed by a discussion among members before the vote.

Motion: Commissioner McGhee asked for a motion for item as presented.

Motion: Commissioner Romero made a motion for Approval

Second: McDaniel

In Favor: Romero, McDaniel, Bustamante, Whyte, Greathouse, Sipes, Gibbons, McGhee

Opposed: None

Motion Carried

Item #13 **ZONING CASE Z-2019-10700330 (Council District 8):** A request for a change in zoning from "R-6" Residential Single-Family District to "MF-18" Low Density Multi-Family District on 0.30 acres out of NCB 14695, generally located in the 8700-8800 block of Oakland Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600097) (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department).

Staff stated 10 notices were mailed to property owners within 200 feet, 2 returned in favor, and 0 returned in opposition and no registered neighborhood association.

The Following Citizens appeared to speak.

Edward L. Cantor, 9462 Tranquil Park, chose not to speak

The Commission asked the applicant questions concerning the request. The Applicant responses were heard by the Commission as well as other testimonies offered, followed by a discussion among members before the vote.

Motion: Commissioner McGhee asked for a motion for item as presented.

Motion: Commissioner Romero made a motion for Approval

Second: McDaniel

In Favor: Romero, Bustamante, Whyte, McDaniel, Greathouse, Sipes, Gibbons, McGhee

Opposed: None

Motion Carried

The Zoning Commission recessed at 3:10pm and reconvened at 3:18pm

Item #16 Election of Officers

Staff asked the Commission for a nomination for Chair.

Commissioner Bustamante nominated Commissioner McGhee for Chair.
Commissioner Whyte seconded the motion.
There were no other nominations for Chair.
A digital vote was cast and Commissioner McGhee was elected unanimously.

Staff asked the Commission for a nomination for Vice-Chair.

Commissioner Whyte nominated Commissioner Bustamante for Vice-Chair.

Commissioner McDaniel seconded the motion.
There were no other nominations for Vice-Chair.
A digital vote was cast and Commissioner Bustamante was elected unanimously.

Staff asked the Commission for a nomination for Pro-Tem

Commissioner Romero nominated Commissioner Sipes for Pro-Tem.
Commissioner Bustamante seconded the motion.
There were no other nominations for Pro-Tem.
A digital vote was cast and Commissioner Sipes was elected unanimously.

Approval of Minutes

Consideration and Approval of the February 4, 2020 Meeting Minutes, Commissioner McGhee made a motion for approval and passed unanimously.

Adjournment

There being no further business, the meeting was adjourned at 3:22 pm

APPROVED BY: _____ OR _____
Joy McGhee, Chair

APPROVED BY:  OR _____
Joy McGhee, Chair

DATE: 2/18/2020

ATTESTED BY:  DATE: Feb. 20, 2020
Melissa Ramirez, Assistant Director