

City of San Antonio



Zoning Commission Minutes

Development and Business Services
Center
1901 South Alamo

December 18, 2018

1:00PM

1901 S. Alamo

Zoning Commission Members

A majority of appointive Members shall constitute a quorum.

Francine Romero, Chair
Joy McGhee, Vice Chair
Ba’Ron Head, Pro-Tem

Oscar Rosalez | Sofia Lopez | John Bustamante | Robert Sipes | Joe Nix | Patricia Gibbons
| Suren Kamath | Gayle McDaniel

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

- **Roll Call**
- **Present: Romero, McGhee, Head, Rosalez, Lopez, Bustamante, Sipes, Nix, Gibbons, Kamath, McDaniel,**
- **Absent: None**

- Luis Antequera and Maria E. Murray, SeproTec translators were present.

THE FOLLOWING ITEMS MAY BE CONSIDERED AT ANY TIME DURING THE REGULAR BOARD OF ADJUSTMENT MEETING:

Public Hearing and Consideration of the following Cases

Pledge of Allegiance

COMBINED HEARING:

Item # 3 **ZONING CASE # Z-2018-900035 (Council District 1):** A request for a change in zoning from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District and "C-2P AHOD" Commercial Pedestrian Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "MF-40" Multi-Family District on 0.332 acres out of NCB 1002, located at 916 and 922 East Elmira Street. Staff recommends Approval.

Staff stated 14 notices were mailed to property owners within 200 feet, 4 returned in favor, and 0 returned in opposition and no response from the Tobin Hill Neighborhood Association.

No Citizens appeared to speak.

Motion

Chair Romero asked for a motion for item #Z2018-900035, as presented.

Motion: Commissioner McGhee made a motion for Approval.

Second: Commissioner Nix

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

Opposed: None

Motion Carried

Item # 6 **ZONING CASE # Z-2018-900023 (Council District 2):** A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District and "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for Fifteen (15) Townhomes on Lots 45 through 52 and the East 17-feet of Lot 44, Block 15, NCB 1597, located at 133 Vine Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA2018-900016)

Staff stated 43 notices were mailed to property owners within 200 feet, 1 returned in favor, and 0 returned in opposition and the Denver Heights Neighborhood Association is in support.

No Citizens appeared to speak.

Motion

Chair Romero asked for a motion for item #Z2018-900023, as presented.

Motion: Commissioner McGhee made a motion for Approval.

Second: Commissioner Nix

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

Opposed: None

Motion Carried

Item # 7 **ZONING CASE # Z-2018-900025 (Council District 3):** A request for a change in zoning from "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Region 2 Airport Hazard Overlay District and "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Region 2 Airport Hazard Overlay District to "C-3NA MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Region 2 Airport Hazard Overlay District on Lot 36, Lot 39, Lot 41, Lot 42, and Lot 43, Block 3, NCB 10107, located in the 3400 Block of Pleasanton Road. Staff recommends Approval.

Staff stated 23 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no registered neighborhood association.

No Citizens appeared to speak.

Motion

Chair Romero asked for a motion for item #Z2018-900025, as presented.

Motion: Commissioner McGhee made a motion for Approval.

Second: Commissioner Nix

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

Opposed: None

Motion Carried

Item # 8 **ZONING CASE # Z-2018-900028 (Council District 1):** A request for a change in zoning from "R-5 H AHOD" Residential Single-Family Lavaca Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Lavaca Historic Airport Hazard Overlay District with uses permitted for seven (7) residential dwelling units on Lot 1F-4F, 6F, 7F, 8F and the West 20 feet of Lot 5F and the West 6 feet of the East, NCB 2739, located at 608 Labor Street. Staff recommends Approval.

Staff stated 36 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no response from the Lavaca Neighborhood Association.

No Citizens appeared to speak.

Motion

Chair Romero asked for a motion for item #Z2018-900028, as presented.

Motion: Commissioner McGhee made a motion for Approval.

Second: Commissioner Nix

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

Opposed: None

Motion Carried

Item # 12 **ZONING CASE # Z-2018-900042 (Council District 5):** A request for a change in zoning from "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ MLOD-2 MLR-2 AHOD" Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "R-4" Residential Single-Family District on Lot 16, Block 2, NCB 6112, located at 721 Montezuma Street. Staff recommends Approval.

Staff stated 32 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and the Historic Westside Residents Association is in favor.

No Citizens appeared to speak.

Motion

Chair Romero asked for a motion for item #Z2018-900042, as presented.

Motion: Commissioner McGhee made a motion for Approval.

Second: Commissioner Nix

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

Opposed: None

Motion Carried

Item # 13 **ZONING CASE # Z-2018-900044 CD (Council District 3):** A request for a change in zoning from “I-1 MLOD-2 MLR-2 AHOD” General Industrial 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 Motor Vehicle Sales on North 87.2 feet of the South 123 feet of Lot 1, North 37.2 feet of the South 73 feet of Lot 2 and North 162 feet of Lot 3, Block 18, NCB 7692, located at 6014 South Flores Street. Staff recommends Approval.

Staff stated 23 notices were mailed to property owners within 200 feet, 1 returned in favor, and 0 returned in opposition and no response from the Mission San Jose Neighborhood Association.

No Citizens appeared to speak.

Motion

Chair Romero asked for a motion for item #Z2018-900044 CD, as presented.

Motion: Commissioner McGhee made a motion for Approval.

Second: Commissioner Nix

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

Opposed: None

Motion Carried

Item # 15 **ZONING CASE # Z-2018-900047 (Council District 2):** A request for a change in zoning from “RM-6 AHOD” Residential Mixed Airport Hazard Overlay District to “IDZ AHOD” Infill development Zone Airport Hazard Overlay District with uses permitted in “C-1” Light Commercial District and “RM-6” Residential Mixed District on Lot 5, Lot 7, Lot 9 and Lot 11, Block 10, NCB 481, located at 1216 Austin Street. Staff recommends Approval.

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 Government Hill Neighborhood Association.

No Citizens appeared to speak.

Motion

Chair Romero asked for a motion for item #Z2018-900044 CD, as presented.

Motion: Commissioner McGhee made a motion for Approval.

Second: Commissioner Nix

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

Opposed: None

Motion Carried

Item # 16 **ZONING CASE # Z-2018-900048 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 and “C-3 MLOD-2 MLR-2 AHOD” General 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 Auto and Light Truck Repair on 0.771 acres out of NCB 17647, generally located at the intersection of West Loop 1604 and West Military Drive. Staff recommends Approval.

Staff stated 4 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no response from the Oak Creek Neighborhood Association.

No Citizens appeared to speak.

Motion

Chair Romero asked for a motion for item #Z2018-900048, as presented.

Motion: Commissioner McGhee made a motion for Approval.

Second: Commissioner Nix

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

Opposed: None

Motion Carried

- Item # 17 **ZONING CASE # Z-2018-900049 CD (Council District 1):** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District and “C-3 AHOD” General Commercial Airport Hazard Overlay District to “C-2 CD AHOD” Commercial Airport Hazard Overlay District with Conditional Use for Electric Repair-Heavy Equipment on 1.267 acres out of NCB 10115, located at 1031 Basse Road. Staff recommends Approval.

Staff stated 23 notices were mailed to property owners within 200 feet, 1 returned in favor, and 0 returned in opposition and no response from the Northmoor or Shearer Hills-Ridgeview Neighborhood Association.

No Citizens appeared to speak.

Motion

Chair Romero asked for a motion for item #Z2018-900049, CD as presented.

Motion: Commissioner McGhee made a motion for Approval.

Second: Commissioner Nix

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

Opposed: None

Motion Carried

- Item # 18 **ZONING CASE # Z-2018-900052 (Council District 4):** A request for a change in zoning from “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 Auto and Light Truck Repair to “C-2 MLOD-2 MLR-2 AHOD” Commercial Lackland Military Lighting Overlay Military Lighting Region-2 Airport Hazard Overlay District on Lot 14, Block 1, NCB 19603, generally located at Seascape and Potranco 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 the Heritage Neighborhood Association is in favor.

No Citizens appeared to speak.

Motion

Chair Romero asked for a motion for item #Z2018-900052 as presented.

Motion: Commissioner McGhee made a motion for Approval.

Second: Commissioner Nix

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

Opposed: None

Motion Carried

Item # 19 **ZONING CASE # Z-2018-900053 CD (Council District 4):** 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 Auto Light Truck and Repair on Lot 10, Block 1, NCB 19603, generally located at Seascape and Potranco 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 the Heritage Neighborhood Association is in favor.

No Citizens appeared to speak.

Motion

Chair Romero asked for a motion for item #Z2018-900053 CD as presented.

Motion: Commissioner McGhee made a motion for Approval.

Second: Commissioner Nix

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

Opposed: None

Motion Carried

Item # 20 **ZONING CASE # Z-2018-900054 CD (Council District 7):** A request for a change in zoning from “R-6” Residential Single-Family District to “R-6 CD” Residential Single-Family District with Conditional Use for a Daycare on Lot 1, Block 2, NCB 18315, located at 7700 Tezel Road. Staff recommends Approval.

Staff stated 29 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no response from the Village in the Woods Homeowners Association.

No Citizens appeared to speak.

Motion

Chair Romero asked for a motion for item #Z2018-900054 CD as presented.

Motion: Commissioner McGhee made a motion for Approval.

Second: Commissioner Nix

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

Opposed: None

Motion Carried

Item # 22 **ZONING CASE # Z-2018-900056 HL (Council District 3):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 HL AHOD" Residential Single-Family Historic Landmark Airport Hazard Overlay District on Lot 6, Block 29, NCB 6661, located at 1322 McKinley Avenue. Staff recommends Approval.

Staff stated 39 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no response from the Highland Park Neighborhood Association.

No Citizens appeared to speak.

Motion

Chair Romero asked for a motion for item #Z2018-900056 HL as presented.

Motion: Commissioner McGhee made a motion for Approval.

Second: Commissioner Nix

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

Opposed: None

Motion Carried

Item # 23 **ZONING CASE # Z-2018-900060 (Council District 2):** A request for a change in zoning from "R-5" Residential Single-Family District to "C-3NA" General Commercial Nonalcoholic Sales District on the south 146.1 feet of the north 282 feet of Lot Track A, NCB 10739, located at 1463 South W.W. White Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 2018-900017)

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

No Citizens appeared to speak.

Motion

Chair Romero asked for a motion for item #Z2018-900060 as presented.

Motion: Commissioner McGhee made a motion for Approval.

Second: Commissioner Nix

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

Opposed: None

Motion Carried

Individual Consideration:

Commissioner Romero moved up item #21, Z-2018-900055 HL first on the consent agenda.

Item # 21 **ZONING CASE # Z-2018-900055 HL** (Council District 5): A request for a change in zoning from "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region-2 Airport Hazard Overlay District and "C-3 S MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region-2 Airport Hazard Overlay District with Specific Use Authorization for a Communication Transmission Tower to "I-1 HL MLOD-2 MLR-2 AHOD" General Industrial Historic Landmark Lackland Military Lighting Overlay Military Lighting Region-2 Airport Hazard Overlay District and "C-3 S HL MLOD-2 MLR-2 AHOD" General Commercial Historic Landmark Lackland Military Lighting Overlay Military Lighting Region-2 Airport Hazard Overlay District with Specific Use Authorization for a Communication Transmission Tower on 1.7684, NCB 18, located at 905 Nogalitos Street. Staff recommends Approval.

Staff stated 15 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no response from the Collins Gardens Neighborhood Association.

No Citizens appeared to speak.

Jenny Hay, Office of Historical Preservation, requested a continuance to January 15, 2019.

Motion

Chair Romero asked for a motion for item #Z2018-900055 HL as presented.

Motion: Commissioner Bustamante made a motion for a continuance to January 15, 2019.

Second: Commissioner Nix

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

Opposed: None

Motion Carried

Item # 1 **ZONING CASE # Z-2018-900040 ERZD (Council District 8):** A request for a change in zoning from “PUD MF-18 MLOD-1 MLR-2” Planned Unit Development Limited Density Multi-Family Camp Bullis Military Lighting Overlay District Military Lighting Region 2 and “PUD MF-18 MLOD-1 MLR-2 ERZD” Planned Unit Development Limited Density Multi-Family Camp Bullis Military Lighting Overlay District Military Lighting Region 2 Edwards Recharge Zone District to “PUD MF-18 MLOD-1 MLR-2” Planned Unit Development Limited Density Multi-Family Camp Bullis Military Lighting Overlay District Military Lighting Region 2 and “PUD MF-18 MLOD-1 MLR-2 ERZD” Planned Unit Development Limited Density Multi-Family Camp Bullis Military Lighting Overlay District Military Lighting Region 2 Edwards Recharge Zone District with a reduced perimeter setback of 10-feet on 3.738 acres out of NCB 17403, generally located west of the intersection of Beckwith Boulevard and Vance Jackson Road. Staff recommends Approval.

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.

Patrick Christensen, 310 S. St. Mary’s Suite 2750, gave a short presentation and asked the Commission for their Approval.

Jenny Hay, Office of Historical Preservation, requested a continuance to January 15, 2019.

No Citizens appeared to speak.

Motion

Chair Romero made for a motion for Approval for item #Z2018-900040 ERZD as presented.

Motion: Chair Romero made a motion for Approval.

Second: Commissioner McGhee

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

Opposed: None

Motion Carried

Item # 2 **ZONING CASE # Z-2018-900005 (Council District 1):** A request for a change in zoning from "O-2 AHOD" Office High-Rise Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 13, Block 8, NCB 9121, located at 5101 San Pedro Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 2018-900008)

Staff stated 34 notices were mailed to property owners within 200 feet, 0 returned in favor, and 1 returned in opposition and no response from the Northmoor and Olmos Park Terrace Association.

Nizar Rafati, 5101San Pedro, amended his request from C-2 to C-I and asked for the Commissions support.

The Following Citizen appeared to speak.

Betty Eckert, 233 W. Wildwood, spoke in opposition.

Motion

Chair Romero asked for a motion for item #Z2018-900005 as presented.

Motion: Commissioner Lopez made a motion for Approval as amended from C-2 to C-1.

Second: Commissioner McDaniel

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

Opposed: None

Motion Carried

Item # 4 **ZONING CASE # Z2018146 (Council District 10):** A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "PUD R-5 AHOD" Planned Unit Development Residential Single-Family Airport Hazard Overlay District on 7.2430 acres out of NCB 12116, located at 9219 Towering Oaks Street. Staff recommends Approval.

Staff stated 80 notices were mailed to property owners within 200 feet, 1 returned in favor, and 55 returned in opposition and the Village North Neighborhood Association is in opposition.

Juan Rodriguez, 9219 Towering Oaks, gave a brief history on the project and stated he was working to save as many trees as possible and will address the neighbor's concerns.

The Following Citizen appeared to speak.

Nora McDougal, 9303 Overton, spoke in opposition.

John McDougal, 9303 Overton, spoke in opposition.

Debbie Muellich, 9318 Hasbrook, spoke in opposition.

Mark Muellich, 9318 Hasbrook, spoke in opposition.

Motion

Chair Romero asked for a motion for item #Z2018146 as presented.

Motion: Commissioner Nix made a motion for Denial

Second: Commissioner Bustamante

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

Opposed: None

Motion Carried

Item #9 **ZONING CASE # Z-2018-900029 (Council District 7):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 9, Block 2, NCB 12472, located at 7350 Callaghan Road. Staff recommends Denial, with an Alternate Recommendation.

Staff stated 10 notices were mailed to property owners within 200 feet, 1 returned in favor, and 0 returned in opposition.

Ian Cochran, 7350 Callaghan Rd, was available for questions.

No Citizen appeared to speak.

Motion

Chair Romero asked for a motion for item #Z2018-900029 as presented.

Motion: Commissioner Sipes made a motion to continue to January 15, 2019.

Second: Commissioner Lopez

In Favor: Sipes, Lopez, McDaniel, McGhee, Nix, Rosalez, Bustamante, Kamath, Romero

Opposed: Gibbons

Motion Carried

Commissioner Ba’Ron Head joined the Zoning Commission meeting at 2:04pm.

Item #10 **ZONING CASE # Z-2018-900037 (Council District 1):** A request for a change in zoning from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District to "RM-5 NCD-5 AHOD" Residential Mixed Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District on Lot 26, Block 3, NCB 3032, located at 119 Cincinnati Avenue. Staff recommends Denial.

Staff stated 38 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no response from the Beacon Hill Neighborhood Association.

Rene Morales, 1119 Callaghan, requested to amend to R6-CD for 3 units.

The Following Citizen appeared to speak.

Mark Spielman, 900 W. Woodlawn Avenue, spoke in opposition.

Jack M. Finger, 901 W. Mulberry, spoke in opposition.

Motion

Chair Romero asked for a motion for item #Z2018-900037 as presented.

Motion: Commissioner Lopez made a motion for Approval of the alternate request to R6-CD for 3 units.

Second: Commissioner Head

In Favor: Head, Sipes, Lopez, Nix, Rosalez, Bustamante, Kamath, Romero

Opposed: Gibbons, McDaniel, McGhee

Motion Carried

- Item #11 **ZONING CASE # Z-2018-900041 (Council District 1):** A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District and "RM-4 UC-4 AHOD" Residential Mixed North Saint Mary's Urban Corridor Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with use permitted in "C-2" Commercial District and "MF-40" Multi-Family District and "IDZ UC-4 AHOD" Infill Development Zone North Saint Mary's Urban Corridor Airport Hazard Overlay District with use permitted in "C-2" Commercial District and "MF-40" Multi-Family District on Lot 13, Block 4, NCB 830, located at 923 East Elmira Street. Staff recommends Approval.

Staff stated 19 notices were mailed to property owners within 200 feet, 2 returned in favor, and 0 returned in opposition and the Tobin Hill Neighborhood Association would like more clarification on the height.

David Adelman, 923 E. Elmira, requested to rezone the property to IDZ and did not have a specific plan at the present time and ask the Commission for their support.

No Citizen appeared to speak.

Motion

Chair Romero asked for a motion for item #Z2018-900041 as presented.

Motion: Commissioner Lopez made a motion for Approval.

Second: Commissioner Bustamante

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

Opposed: None

Motion Carried

- Item #13 **ZONING CASE # Z-2018-900044 CD (Council District 3):** A request for a change in zoning from "I-1 MLOD-2 MLR-2 AHOD" General Industrial 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 Motor Vehicle Sales on North 87.2 feet of the South 123 feet of Lot 1, North 37.2 feet of the South 73 feet of Lot 2 and North 162 feet of Lot 3, Block 18, NCB 7692, located at 6014 South Flores Street. Staff recommends Approval.

Staff stated 23 notices were mailed to property owners within 200 feet, 1 returned in favor, and 0 returned in opposition and no response from the Mission San Jose Neighborhood Association.

Alex Tovalina, 6014 S. Flores, stated in order to lease the property he needs to change the zoning.

No Citizen appeared to speak.

Motion

Chair Romero asked for a motion for item #Z2018-900044 CD as presented.

Motion: Commissioner McGhee made a motion for Approval.

Second: Commissioner Sipes.

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

Opposed: None

Motion Carried

The Zoning Commission recessed at 2:45pm and reconvened at 3:00pm.

Item #14 **ZONING CASE # Z-2018-900045 CD (Council District 5):** A request for a change in zoning from "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, "O-2 MLOD-2 MLR-2 AHOD" High-Rise Office Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard overlay District and "C-2 NA MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for a Noncommercial Parking Lot, and "C-2NA MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 15-16, Block 18, NCB 7881 and Lot 20, Block 3, NCB 8951, located at 930 Fitch Street. Staff recommends Denial, with an Alternate Recommendation, pending Plan Amendment. (Associated Plan Amendment PA2018-900014)

Staff stated 39 notices were mailed to property owners within 200 feet, 1 returned in favor, and 0 returned in opposition and no response from the Tierra Linda Neighborhood Association.

Geraldo Flores, 930 Fitch St. requested to amend his request at the podium, but upon further discussion will accept a continuance to the January 15, 2019 meeting.

No Citizen appeared to speak.

Motion

Chair Romero asked for a motion for item #Z2018-900045 CD as presented.

Motion: Commissioner Bustamante made a motion to continue to January 15, 2019.

Second: Commissioner Kamath.

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

Opposed: None

Motion Carried

Commissioner Nix recused himself at 3:10pm.

Item #24 **ZONING CASE # Z-2018-900061 (Council District 10):** A request for a change in zoning from "I-1 IH-1 AHOD" General Industrial Northeast Gateway Corridor Airport Hazard Overlay District to "MF-33 IH-1 AHOD" Multi-Family Northeast Gateway Corridor Airport Hazard Overlay District on 5.00 acres out of NCB 15911, generally located northeast of the intersection of Schertz Road and North Weidner Road. Staff recommends Approval.

Staff stated 9 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no registered neighborhood association.

Ashley Farrimond, 100 West Houston St, stated the property owner rezoned the property as per the Council Office and will work with any neighbors to address their concerns.

The Following Citizens appeared to speak.

Kyle Gish, 11603 N. Weidner, expressed his concerns.

Motion

Chair Romero asked for a motion for item #Z2018-900061 as presented.

Motion: Commissioner McDaniel made a motion for Approval.

Second: Commissioner Lopez

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

Opposed: None

Abstained: Nix

Motion Carried

Approval of Minutes

Item # 25 Consideration and Approval on the Minutes from November 20, 2018.

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

Item # 26 Consideration and Approval on the Minutes from December 4, 2018.

Chair Romero motioned for approval of the minutes and all the Commissioners voted in the affirmative as corrected.

Director's Report: Election of officers to take place in January

Adjournment

There being no further business, the meeting was adjourned at 3:23 p.m.

APPROVED



Francine Romero, Chair

ATTEST:



Melissa Ramirez, Assistant Director