

**SAN ANTONIO ZONING COMMISSION  
OFFICIAL MINUTES  
August 7, 2018**



1. The Zoning Commission of the City of San Antonio met in the 1<sup>st</sup> 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**

**German Perez, World Wide Languages Interpreter, was present.**

**Ross Laughead, 5975 Lockhill, spoke in opposition item #17**

**COMBINED HEARING:**

2. **ZONING CASE # Z2018196 (Council District 7):** A request for a change in zoning from "R-6 AHOD" Residential Single Family Airport Hazard Overlay District to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District on 1.928 acres out of NCB 17972, located at 8215 Eckhert Road. Staff recommends Approval.

Staff mailed 31 notices to the surrounding property owners, 0 returned in favor and 3 returned in Opposition no response from the Eckhert Crossing 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 # Z2018246 CD (Council District 3):** A request for a change in zoning from "R-20" Residential Single-Family District to "C-2 CD" Commercial District with Conditional Use for a Construction Contractor Facility on 1.16 acres out of NCB 10849, located

at 5006 Alma Drive. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18075)

Staff mailed 11 notices to the surrounding property owners, 0 returned in favor and 0 returned in opposition and no response from the Lower Southeast Side 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**

11. **ZONING CASE # Z2018172 (Council District 2):** A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 49.664 acres out of NCB 16567 and CB 5089, generally located at Loop 1604 and IH-10 East along Green Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18052)

Staff mailed 4 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**

12. **ZONING CASE # Z2018224 (Council District 2):** 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 for four (4) dwelling units and a live/work unit on Lot 24, Block 25, NCB 507, located at 426 Milam Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18068)

Staff mailed 12 notices to the surrounding property owners, 1 returned in favor and 0 returned in opposition and no response from the Thunderbird Hill 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**

17. **ZONING CASE # Z2018264 (Council District 8):** A request for a change in zoning from "R-6" Residential Single-Family District to "C-2" Commercial District on the northwest 378.32 feet of Lot 12, Block 2, NCB 14702, located at 9481 Huebner Road. Staff recommends Approval.

Staff mailed 15 notices to the surrounding property owners, 4 returned in favor and 0 returned in opposition and no response from the Oakland 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**

18. **ZONING CASE # Z2018265 (Council District 2):** A request for a change in zoning from "C-2 CD IH-1 AHOD" Commercial Northeast Gateway Corridor Airport Hazard Overlay District with Conditional Use for Landscape Materials, Sales, and Supplies to "C-2 CD IH-1 AHOD" Commercial Northeast Gateway Corridor Airport Hazard Overlay District with Conditional Use for Exterminator on 1.120 acres out of NCB 13806, located at 102 Joe Lee Street. Staff recommends Approval.

Staff mailed 17 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**

**THE MOTION CARRIED**

**INDIVIDUAL CONSIDERATION:**

9. **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 Neighborhood Association is opposed.

**COMMISSION ACTION**

A motion was made by Commissioner Lopez for a continuance to August 21, 2018 and seconded by Commissioner McDaniel.

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

**NAY: None**

**THE MOTION CARRIED**

3. **ZONING CASE # Z2018228 (Council District 1):** A request for a change in zoning from "RM-4 H AHOD" Residential Mixed King William Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone King William Historic Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on Lot 17, Block 1, NCB 2912, located at 1423 South Saint Mary's Street. Staff recommends Approval.

Staff mailed 25 notices to the surrounding property owners, 1 returned in favor and 1 returned in opposition and no response from the Lavaca and King William Neighborhood Association.

**COMMISSION ACTION**

A motion was made by Commissioner Lopez and seconded by Commissioner McGhee for approval as amended.

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

**NAY: None**

**THE MOTION CARRIED**

4. **ZONING CASE # Z2018214 CD (Council District 5):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-2 NA AHOD" Commercial NonAlcoholic Sales Airport Hazard Overlay District to "C-2 NA CD AHOD" Commercial NonAlcoholic Sales Airport Hazard Overlay District with Conditional Use for Outside Storage on Lot 6, Lot 7, Lot 8 and Lot 9, Block 33, NCB 8071, located at 1343 and 1347 South General McMullen. Staff recommends Approval.

Staff mailed 21 notices to the surrounding property owners, 9 returned in favor and 0 returned in opposition and the Westwood Square Neighborhood Association is in opposition.

Renee Ramirez, representative for the applicant, addressed the Commission and amended the zoning request to remove the Condition Use consideration and to move forward with only the "C-2 NA."

**The Following Citizens appeared to speak.**

Patricia Villarreal, 342 Florencia Ave, spoke in favor.

Jose Luis Gonzalez, Gen. McMullen, requested interpreter, spoke in favor.

Amber Delgado, General McMullen, spoke in favor.

Sonia Villarreal, 411 Amaya, spoke in favor.

Belinda Pina, 413 Amaya, spoke in favor.

Dina Serrano, Westside Coalition, spoke in opposition.

Hilda Myal, Westside Coalition, spoke in opposition.

Herlinda Bocanegra, 1111 S. General McMullen, spoke in opposition.

Hilario Garcia, 433Amaya, spoke in opposition.

Cynthia Spielman, 900 W. Woodlawn, spoke in opposition.

Velma Pena, 1210 Patton Blvd. spoke in opposition.

Eiginio Rodriguez, 450 N. San Gabriel, spoke in opposition.

Ray Rodriguez, 603 SW 39<sup>TH</sup> St, yielded time to Eiginio Rodriguez.

Henrietta La Grange, LULAC, yielded time to Angie Garcia

Angie Garcia, LULAC, spoke in opposition.

**COMMISSION ACTION**

Commissioner Bustamante made a motion to Approve as amended, Commissioner Rosalez seconded the motion.

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

**NAY: None**

**THE MOTION CARRIED**

10. **ZONING CASE # Z2018252 (Council District 2):** A request for a change in zoning from "C-2 RIO-1 DN UC-2 NCD-9 AHOD" Commercial River Improvement Overlay Development Node Broadway Urban Corridor Westfort Neighborhood Conservation Overlay Airport Hazard Overlay District and "IDZ RIO-1DN UC-2 NCD-9 AHOD" Infill Development Zone River Improvement Overlay Development Node Broadway Urban Corridor Westfort Neighborhood Conservation Overlay Airport Hazard Overlay District to "IDZ RIO-2 DN UC-2 NCD-9 AHOD" Infill Development Zone River Improvement Overlay Development Node Broadway Urban Corridor Westfort Neighborhood Conservation Overlay Airport Hazard Overlay District with uses permitted in "O-2" High Rise Office District, "C-2" Commercial District and a Bar/Tavern with or without cover charge 3 or more days per week on Lots 1-4, 7-12, P-100, P-101, P-102, P-103, P-105, and P-106, Block 33, NCB 1763, generally located at 2100 Broadway Street. Staff recommends Denial, with an Alternate Recommendation.

Staff mailed 19 notices to the surrounding property owners, 6 returned in favor and 0 returned in opposition and no response from the Downtown Residents Association.

James Griffin, Brown & Ortiz, 112 Pecan St. gave a brief overview on the project and amended their request to remove the rezoning to "RIO-2" and leave the "RIO-1" unchanged, then answered Commission questions.

**No Citizens appeared to speak.**

**COMMISSION ACTION**

A motion was made by Commissioner Head to approve as amended, seconded by Commissioner Rosalez.

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

**NAY: None**

**THE MOTION CARRIED**

5. **ZONING CASE # Z2018219 (Council District 5):** 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 six (6) live/work units on Lot 4 and Lot 5, Block 1, NCB 2573, located at 117 and 121 East Fest Street. Staff recommends Approval.

Staff mailed 29 notices to the surrounding property owners, 4 returned in favor and 3 returned in opposition and the Lone Star Neighborhood Association is opposed.

Michael A. Perez, gave a brief overview on the project, amended his plan to include only six (6) residential units and removed the work units, and then answered all Commission questions.

**The Following Citizens appeared to speak.**

Anne McCarthy, 341 E. Fest St. spoke in opposition.

Susan Powers, 259 Helena, spoke in opposition.

**COMMISSION ACTION**

A motion was made by Commissioner Bustamante for Approval as amended and seconded by Commissioner Gibbons.

**AYES: Bustamante, Kamath, Gibbons, Romero**

**NAY: Rosalez, McGhee, Nix, Head, Sipes, Lopez, McDaniel**

**THE MOTION FAILED**

**COMMISSION ACTION**

A motion was made by Commissioner Sipes to reconsider case #Z2018219 and seconded by Commissioner Gibbons.

**AYES: Kamath, McGhee, Gibbons, Sipes, Lopez, McDaniel**

**NAY: Bustamante, Rosalez, Nix, Head, Romero**

**THE MOTION CARRIED.**

**COMMISSION ACTION**

A motion was made by Commissioner Sipes for approval of case #Z2018219 with an amendment to include only four (4) residential units, seconded by Commissioner Nix .

**AYES: Kamath, Nix, Head, Romero, McGhee, Sipes, McDaniel**

**NAY: Bustamante, Rosalez, Gibbons, Lopez**

**THE MOTION CARRIED.**

**The Zoning Commission convened for a break at 2:50 pm with Commissioner Head not returning to the meeting. The Commission reconvened at 3:00 pm.**

8. **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 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) 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 and no response from the Donald Terrace Neighborhood Association.

**No Citizens appeared to speak:**

**COMMISSION ACTION**

A motion was made by Commissioner Sipes and seconded by Commissioner Lopez for a two week continuance to August 21, 2018.

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

**NAY: None**

**THE MOTION CARRIED**

13. **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 1 returned in opposition and no response from the Cable Westwood and Lackland Terrace Neighborhood Association.

Reza Sehat, applicant gave a short presentation regarding his project, answered the Commissions questions and asked for a continuance to August 21, 2018.

**The following citizens appeared to speak:**

Annabelle Valle, 400 Kirk Place spoke in opposition.

**COMMISSION ACTION**

A motion was made by Commissioner Rosalez and seconded by Commissioner Bustamante to continue the case to August 21, 2018.

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

**NAY: None**

**THE MOTION CARRIED**

14. **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 2 returned in opposition and the Highland Hills Neighborhood Association is in favor with conditions.

A motion was made by Commissioner McGhee and seconded by, Commissioner McDaniel to continue the case to August 21, 2018.

**The following citizens appeared to speak:**

Jerry Hodley, 4434 Roland, spoke in opposition.

**COMMISSION ACTION**

A motion was made by Commissioner McGhee and seconded by, Commissioner McDaniel to continue the case to August 21, 2018.

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

**NAY: None**

**THE MOTION CARRIED**

15. **ZONING CASE # Z2018260 S (Council District 7):** 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 Hotel taller than 35 feet on 2.461 acres out of NCB 15038, generally located at NW Loop 410 and Peace Pipe. Staff recommends Approval.

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

Jeff Hendry, Vickrey & Associates, stated the changed was necessary to maximize the use of the property and answered all of the Commissions questions.

The Commission asked if the applicant was agreeable to an 8-foot masonry wall or fence as a condition of the approval. Mr. Hendry agreed.

**The Following Citizens appeared to speak.**

David Alvarez, 3503 Warpath, spoke in opposition.

**COMMISSION ACTION**

A motion was made by Commissioner Sipes for Approval with Conditions, seconded by Commissioner Lopez.

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

**THE MOTION CARRIED**

16. **ZONING CASE # Z2018263 (Council District 1)**: A request for a change in zoning from "1-2 RIO-7E AHOD" Heavy Industrial River Improvement Overlay Airport Hazard Overlay District to "IDZ RIO-7E AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "MF-40" Multi-Family District on 9.136 acres out of NCB 63 and NCB 1009, generally located along West Cevallos Street at Peden Alley and Marty Street. Staff recommends Approval.

Staff mailed 115 notices to the surrounding property owners, 2 returned in favor and 0 returned in opposition and the Collins Garden Neighborhood association is in support.

Daniel Ortiz, Brown & Associates, made a brief statement outlining the changes and also addressed concerns from the community.

**The Following Citizens appeared to speak:**

Susan Powers, 259 Helena, spoke in opposition.

**COMMISSION ACTION**

A motion was made by Commissioner Lopez and seconded by Commissioner Sipes for approval.

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

**THE MOTION CARRIED**

19. Consideration and approval of the Zoning Commission Minutes for July 3, 2018 Zoning Commission meeting.

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

20. Consideration and approval of the Zoning Commission Minutes for July 17, 2018 Zoning Commission meeting with corrections.

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

**There being no further business, the meeting was adjourned at 4:20 pm.**

APPROVED:

Dr. Francine Romero, Chair

ATTEST:

Melissa Ramirez, Executive Secretary