

**SAN ANTONIO ZONING COMMISSION  
OFFICIAL MINUTES  
July 3, 2018**

**DRAFT**

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, Lopez, Head, Kamath, Bustamante, Rosalez, Sipes, Gibbons,**

**McDaniel**

**ABSENT:** **McGhee, Nix**

**COMBINED HEARING:**

3. **ZONING CASE # Z2018119 S (Council District 3):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Hotel on 1.425 acres out of NCB 10938, located at 740 Hot Wells Boulevard. Staff recommends approval, pending plan amendment.

Staff mailed 18 notices to the surrounding property owners, 1 returned in opposition and 0 returned in favor and Highland Hills Neighborhood Association in favor.

**COMMISSION ACTION**

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

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

**NAY:** **None**

**THE MOTION CARRIED**

4. **ZONING CASE # Z2018194 (Council District 1):** A request for a change in zoning from "C-2P HS UC-4 AHOD" Commercial Pedestrian North Saint Mary's Urban Corridor Historic Significant Airport Hazard Overlay District to "C-2P UC-4 AHOD" Commercial Pedestrian North Saint Mary's Urban Corridor Airport Hazard Overlay District on 1.26 acres out of NCB 2870, located at 2734 North St. Mary's Street. Staff recommends approval.

Staff mailed 56 notices to the surrounding property owners, 1 returned in opposition and 12 returned in favor and Tobin Hill Community Association is in favor.

## **COMMISSION ACTION**

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

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

## **THE MOTION CARRIED**

**5. ZONING CASE # Z2018227 (Council District 2):** A request for a change in zoning from "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District to "R-3 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District on Lot 10, Block 15B, NCB 576, located at 919 East Crockett Street. Staff recommends approval.

Staff mailed 30 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Dignowity Hill Neighborhood Association.

## **COMMISSION ACTION**

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

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

## **THE MOTION CARRIED**

**6. ZONING CASE # Z2018229 CD (Council District 5):** A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Duplex on Lot 10, Block 3, NCB 8959, located at 834 Division Avenue. Staff recommends approval.

Staff mailed 42 notices to the surrounding property owners, 1 returned in opposition and 1 returned in favor and there is no neighborhood association.

## **COMMISSION ACTION**

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

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

### **THE MOTION CARRIED**

**7. ZONING CASE # Z2018230 (Council District 8):** A request for a change in zoning from "C-3" General Commercial District and "C-2" Commercial District to "R-4" Residential Single-Family District on Lot P-77A, NCB 14862, located at 5581 Prue Road. Staff recommends approval.

Staff mailed 59 notices to the surrounding property owners, 2 returned in opposition and 7 returned in favor and no response from Jade Oaks Neighborhood Association and Oakland Neighborhood Association is in favor.

### **COMMISSION ACTION**

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

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

### **THE MOTION CARRIED**

**8. ZONING CASE # Z2018231 (Council District 10):** A request for a change in zoning from "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Office, Warehouse, Flex Space with No Outside Storage to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot P-8D, NCB 17757, located at 15621 O'Connor Road. Staff recommends approval.

Staff mailed 26 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Pepperidge Neighborhood Association.

### **COMMISSION ACTION**

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

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

### **THE MOTION CARRIED**

**9. ZONING CASE # Z2018235 (Council District 1):** A request for a change in zoning from "C-3NA H UC-5 AHOD" General Commercial Nonalcoholic Sales Tobin Hill Historic Main Avenue/McCullough Urban Corridor Airport Hazard Overlay District and "C-3NA UC-5 AHOD" General Commercial Nonalcoholic Sales Main Avenue/McCullough Urban Corridor Airport Hazard Overlay District to "IDZ H UC-5 AHOD" Infill Development Zone Tobin Hill Historic Main Avenue/McCullough Urban Corridor Airport Hazard Overlay District for nine (9) residential dwelling units and "IDZ UC-5 AHOD" Infill Development Zone Main Avenue/McCullough Urban Corridor Airport Hazard Overlay District for nine (9) residential dwelling units on 0.628 acres out of NCB 2995, located at 305 East Courtland Place. Staff recommends approval, pending plan amendment.

Staff mailed 34 notices to the surrounding property owners, 1 returned in opposition and 1 returned in favor and Tobin Hill Community Association is in favor.

### **COMMISSION ACTION**

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

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

### **THE MOTION CARRIED**

**10. ZONING CASE # Z2018236 CD (Council District 4):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Auto and Light Truck Repair on Lot 2, Block 43, NCB 19300, located at 9927 Westover Bluff. Staff recommends approval.

Staff mailed 17 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor and there is no neighborhood association.

### **COMMISSION ACTION**

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

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

### **THE MOTION CARRIED**

11. **ZONING CASE # Z2018237 (Council District 10):** A request for a change in zoning from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 19.118 acres out of NCB 13753, generally located southeast of Wetmore Road and Wurzbach Parkway. Staff recommends approval.

Staff mailed 10 notices to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Oak Groves Estates Neighborhood Association.

## **COMMISSION ACTION**

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

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

## **THE MOTION CARRIED**

### **INDIVIDUAL CONSIDERATION:**

12. Briefing on proposed changes to an Ordinance amending Chapter 16, Licenses and Business Regulations, and Chapter 35, Unified Development Code, of the City Code of San Antonio, Texas, relating to Short Term Rentals.

Tony Felts, Interim Policy Administrator, briefed commission on proposed Short Term Rental Ordinance and addressed their questions and concerns.

### **NO ACTION TAKEN.**

13. **ZONING CASE # Z2018136 (Council District 8):** A request for a change in zoning from "RE MLOD-1 MSAO-1" Residential Estate Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay District to "C-2 NA MLOD-1 MSAO-1" Commercial Nonalcoholic Sales Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay District on 21.27 acres out of CB 4719, located at 19389 Babcock Road. Staff recommends approval, pending Plan Amendment.

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

Alvin Peters, representative, stated he would like to amend his original request to reduce the acreage from 21.27 to 3.6 acres. He stated he has provided field notes to staff to reflect his amendment.

**COMMISSION ACTION**

A motion was made by Commissioner Romero and seconded by Commissioner Kamath to recommend approval of amended request of 3.6 acres.

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

**THE MOTION CARRIED**

**14. ZONING CASE # Z2018192 (Council District 5):** A request for a change in zoning from "C-2 CD NA AHOD" Commercial Non-Alcoholic Sales Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 108, NCB 7895, located at 5407 Interstate Highway 35 South. Staff recommends Denial, with Alternate Recommendation "C-2NA CD AHOD for Motor Vehicle Sales (full service).

Staff mailed 19 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Tierra Linda Neighborhood Association.

Robert Raney, representative, stated he would like to amend his request to "C-2NA CD AHOD" as stated by staff. He stated they are proposing auto sales with full service on the subject property.

**COMMISSION ACTION**

A motion was made by Commissioner Bustamante and seconded by Commissioner Rosalez, to recommend approval as amended.

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

**THE MOTION CARRIED**

**15. 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 Non-Alcoholic Sales Airport Hazard Overlay District to "C-2 NA CD AHOD" Commercial Non-Alcoholic 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, 0 returned in opposition and 0 returned in favor and Westwood Square Neighborhood Association in opposition.

Amie Olivares, property owners, stated they are requesting this change in zoning to allow for monument business on the subject property. She stated they would like to display a few headstones in front of the business to advertise their business.

**The following citizens appeared to speak:**

Herlinda Bocanegra, vice president of Westwood Square Neighborhood Association, stated they do not support the proposed zoning request.

Dena Serrano, spoke in opposition.

Evelyn Cabrera, spoke in favor. She stated the lot currently is an eye and feels the proposed business would enhance the appearance of the neighborhood.

**COMMISSION ACTION**

A motion was made by Commissioner Bustamante and seconded by Commissioner Rosalez to recommend a continuance until July 17, 2018.

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

**THE MOTION CARRIED**

**16. ZONING CASE # Z2018226 (Council District 8):** A request for a change in zoning from "O-2 UC-1 MSAO-1 MLOD-1 AHOD" High Rise Office IH-10/FM 1604 Urban Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Airport Hazard Overlay District to "C-2 UC-1 MSAO-1 MLOD-1 AHOD" Commercial IH-10/FM 1604 Urban Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Airport Hazard Overlay District on Lot P-24B, NCB 34725, located in the 6900 block of Camp Bullis Road. Staff recommends approval.

Staff mailed 14 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor and there is no neighborhood association.

Leon Sikora, applicant, stated the purpose of this request is to allow for an assisted living facility on the subject property. He stated he is agreeable to amend his request to "C-2NA".

**The following citizens appeared to speak:**

Marcello Martinez, architect, stated they have been in working closely Crownridge Neighborhood Association on this proposed facility.

**COMMISSION ACTION**

A motion was made by Commissioner Romero and seconded by Commissioner Head to recommend approval of "C-2NA".

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

**THE MOTION CARRIED**

**17. ZONING CASE # Z2018233 CD (Council District 2):** A request for a change in zoning from "C-2 EP-1" Commercial Facility Parking/Traffic Control District to "C-2 CD EP-1" Commercial Facility Parking/Traffic Control District with Conditional Use for Auto and Light Truck Repair on Lot 41, Block 14, NCB 10251, located at 302 Bellinger Street. Staff recommends approval, pending Plan Amendment.

Staff mailed 28 notices to the surrounding property owners, 1 returned in opposition and 1 returned in favor and Coliseum-Willow Park Neighborhood Association is in opposition.

Elizabeth Macias, owner, stated the purpose of this zoning request is to bring the property into compliance. She stated they operate an auto repair business.

**The following citizens appeared to speak:**

Armand Hathaway, spoke in opposition.

James Dickerson, spoke in opposition.

Sarah McAfee, spoke in opposition.

Anthony Macias, spoke in favor.

Ronnie Strait, spoke in favor.

James Burnette, spoke in favor.

Lonnie Taylor, spoke in favor.

David Hamilton, spoke in favor.

Edward Amesquite, spoke in favor.

Monica Brite, spoke in opposition.

Ali Waseem, spoke in favor.

Fernando Rover, spoke in favor.

### **COMMISSION ACTION**

A motion was made by Commissioner Head and seconded by Commissioner Rosalez to recommend a continuance until July 17, 2018.

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

### **THE MOTION CARRIED**

**18. 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 opposition and 0 returned in favor and no response from neither King William nor Lavaca Neighborhood Associations.

Applicant/Representative not present.

### **The following citizens appeared to speak:**

Michelle Grajeda, spoke in opposition.

James Rios, Jr., stated he would like to know what type of business the applicant proposing.

### **COMMISSION ACTION**

A motion was made by Commissioner Lopez and seconded by Commissioner Rosalez to recommend a continuance until August 7, 2018.

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

### **THE MOTION CARRIED**

19. **ZONING CASE # Z2018257 (Council District 3):** A request for a change in zoning from "RE" Residential Estate District to "C-2" Commercial District on 18.408 acres out of CB 4167, generally located at Loop 1604 and South Flores Road. Staff recommends approval.

Staff mailed 8 notices to the surrounding property owners, 0 returned in opposition and 1 returned in favor and there is no neighborhood association.

Mark Brown, representative, stated he would like request a continuance as some concerns have been raised.

### **COMMISSION ACTION**

A motion was made by Commissioner McGhee and seconded by Commissioner Rosalez to recommend a continuance until July 17, 2018.

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

**NAY: None**

### **THE MOTION CARRIED**

20. Consideration of the June 5, 2018 Zoning Commission Minutes.

**ALL VOTED IN AFFIRMATIVE.**

21. Consideration of the June 19, 2018 Zoning Commission Minutes.

### **COMMISSION ACTION**

Chair Romero stated there is a correction on item #11, Ayes and Nays are reversed.

Minutes were approved and amended.

**ALL VOTED IN AFFIRMATIVE.**

22. There being no further business, the meeting was adjourned at 3:37 pm.

APPROVED:

Dr. Francine Romero, Chair

ATTEST:

Melissa Ramirez, Executive Secretary