

City of San Antonio



Draft

Zoning Commission Minutes
Development and Business
Services Center
1901 South Alamo

June 18, 2019

1:00PM

1901 S. Alamo

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, McDaniel, Nix, Kamath, McGhee, Sipes**
- **Absent: None**

- 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 # 5

(Continued from 06/04/19) 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, and 0 returned in opposition and the Government Hill Alliance Neighborhood Association is in support.

No Citizens appeared to speak.

Motion: Chair McGhee asked for a motion for item # Z-2019-10700092 as presented.

Motion: Commissioner Head made a motion for approval

Second: Commissioner Nix

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

Opposed: None

Motion Carried

Item # 7

ZONING CASE Z-2019-10700052 (Council District 2): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for eight (8) residential dwelling units on North 92.5 Feet of Lot 8 and Lot 9, and the east 20 feet of the South 50 feet of Lot 9, Block 20, NCB 485, and the south 50 feet of Lot 8 and Lot 9, Block 20, NCB 485, located at 220 and 224 East Carson and 222 Oleander. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

Staff stated 45 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 Alliance Neighborhood Association.

No Citizens appeared to speak.

Motion: Chair McGhee asked for a motion for item # Z-2019-10700052 as presented.

Motion: Commissioner Head made a motion for approval

Second: Commissioner Nix

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

Opposed: None

Motion Carried

Item # 8

ZONING CASE Z-2019-10700069 (Council District 1): A request for a change in zoning from “C-2 H UC-5 AHOD” Commercial Tobin Hill Historic McCullough Avenue Urban Corridor Airport Hazard Overlay District to “IDZ-2 H UC-5 AHOD” Medium Intensity Infill Development Zone Tobin Hill Historic McCullough Avenue Urban Corridor Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and eight (8) residential units on the north 150.7 feet of Lot 1, Block 30, NCB 392, located at 1524 McCullough Avenue. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department)

Staff stated 18 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no response from the Tobin Hill Community Association.

No Citizens appeared to speak.

Motion: Chair McGhee asked for a motion for item # Z-2019-10700069 as presented.

Motion: Commissioner Head made a motion for approval

Second: Commissioner Nix

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

Opposed: None

Motion Carried

Item # 9

ZONING CASE Z-2019-10700071 (Council District 2): A request for a change in zoning from "I-1 MLOD-3 MLR-1 AHOD" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-3 MLOD-3 MLR-1 AHOD" General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-5 MLOD-3 MLR-1 AHOD" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot P5-B, NCB 17978, generally located in the 2900 Block of North Foster Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment # PA2019-11600031) (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department)

Staff stated 39 notices were mailed to property owners within 200 feet, 0 returned in favor (1 returned in support from MR Community Association Inc.) and 1 returned in opposition, there is no registered neighborhood association in the area.

No Citizens appeared to speak.

Motion: Chair McGhee asked for a motion for item # Z-2019-10700071 as presented.

Motion: Commissioner Head made a motion for approval

Second: Commissioner Nix

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

Opposed: None

Motion Carried

Item # 10

ZONING CASE Z-2019-10700095 CD (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. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department)

Staff stated 33 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and the Monte Vista Terrace Neighborhood Association is in Support.

No Citizens appeared to speak.

Motion: Chair McGhee asked for a motion for item # Z-2019-10700095 CD as presented.

Motion: Commissioner Head made a motion for approval

Second: Commissioner Nix

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

Opposed: None

Motion Carried

Item # 12

ZONING CASE Z-2019-10700098 (Council District 2): A request for a change in zoning from "MF-33 EP-1 MLOD-3 MLR-2 AHOD" Multi-Family Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 EP-1 MLOD-3 MLR-2 AHOD" Medium Intensity Infill Development Zone Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for nine (9) residential units Lot 1 and the west 14-feet of Lot 2, Block 5, NCB 1331, located at 1702 Hays Street. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

Staff stated 28 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no response from the Harvard Place/Eastlawn Neighborhood Associations.

No Citizens appeared to speak.

Motion: Chair McGhee asked for a motion for item # **Z-2019-10700098** as presented.

Motion: Commissioner Head made a motion for approval

Second: Commissioner Nix

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

Opposed: None

Motion Carried

Item # 15

ZONING CASE Z-2019-10700103 (Council District 4): A request for a change in zoning from "C-3R MLOD-2 MLR-1 AHOD" General Commercial Restrictive Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 12.18 acres out of NCB 15249, located in the 8800 Block of South West Loop 410. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

Staff stated 7 notices were mailed to property owners within 200 feet, 1 returned in favor, and 0 returned in opposition and no response from the People in Active Community Effort.

No Citizens appeared to speak.

Motion: Chair McGhee asked for a motion for item # Z-2019-10700103 as presented.

Motion: Commissioner Head made a motion for approval

Second: Commissioner Nix

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

Opposed: None

Motion Carried

Item # 17

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. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department)

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 Beacon Hill Neighborhood Associations.

No Citizens appeared to speak.

Motion: Chair McGhee asked for a motion for item # Z-2019-10700118 HL as presented.

Motion: Commissioner Head made a motion for approval

Second: Commissioner Nix

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

Opposed: None

Motion Carried

INDIVIDUAL CONSIDERATION:

Applicant requested a continuance to 7/16/19 Zoning Commission meeting.

Item # 4

(Continued from 05/21/19) ZONING CASE # Z-2019-10700025 (Council District 6): A request for a change in zoning from “C-2NA MLOD-2 MLR-2 AHOD” Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to “MF-33 MLOD-2 MLR-2 AHOD” Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 37.713 acres out of NCB 16115, generally located southeast of the intersection of Cinema Ridge and Southridge Drive. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, michael.pepe@sanantonio.gov, Development Services Department)

Staff stated 50 notices were mailed to property owners within 200 feet, 0 returned in favor, 34 in opposition and the Thunderbird Hill Neighborhood Association had no response.

The Following Citizens appeared to speak.

Ruben Davila, 2707 Denver, spoke in opposition

Phillip Hernandez, 2606 Denver, spoke in opposition

Roger Hernandez, 2311 Painted Sky, spoke in opposition

Motion: Chair McGhee asked for a motion for item # Z-2019-10700025 as presented by the applicant.

Motion: Commissioner Rosalez made a motion for approval of the July 16th continuance.

Second: Commissioner Gibbons

In Favor: Bustamante, Rosalez, Nix, Kamath, Gibbons, McGhee, Head

Opposed: Olivarez, Sipes, Romero, McDaniel

Motion Carried

Item # 6

ZONING CASE Z-2019-10700014 (Council District 4): A request for a change in zoning from “MI-1 S MLOD-2 MLR-2 AHOD” Mixed Light Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Specific Use Authorization for a Fairground and/or Stadium and “MI-1 MLOD-2 MLR-2 AHOD” Mixed Light Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to “R-4 MLOD-2 MLR-2 AHOD” Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 122.092 acres out of CB 4301, “C-3 MLOD-2 MLR-2 AHOD” General Commercial Lackland Military Lighting Overlay Military Lighting

Region 2 Airport Hazard Overlay District on 3.527 acres out of CB 4301 and "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 9.473 acres out of CB 4301, located at 11893 Fischer Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA2019-11600002) (Michael Pepe, Planner, Development Services Department, Michael.Pepe@SanAntonio.gov, (210)-207-8208)

Staff stated 20 notices were mailed to property owners within 200 feet, 3 returned in favor, 0 in opposition, no neighborhood association on record.

Emile Christian Wise, 112 E. Pecan, Brown and Ortiz, requested a continuance to July 2, 2019.

Motion: Chair McGhee asked for a motion for item # Z-2019-10700014 as presented.

Motion: Commissioner Kamath made a motion for continuance to July 2, 2019.

Second: Commissioner Gibbons

In Favor: Kamath, Gibbons, Rosalez, Olivarez, McGhee, Sipes, Nix

Opposed: Romero, McDaniel, Bustamante, Head

Motion Carried

Item # 3

ZONING CASE Z-2018-900070 S ERZD (Council District 9): A request for a change in zoning from "O-2 ERZD" Office High Rise Edwards Recharge Zone District to "C-2 S EZRD" Commercial Edwards Recharge Zone District with Specific Use Authorization for a Wireless Telecommunication Tower on 0.097 acres out of NCB 17727, located at 1552 Emerald Forest Drive. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department)

Staff stated 5 notices were mailed to property owners within 200 feet, 1 returned in favor, and 0 returned in opposition and registered neighborhood association.

Mike Escalante, SAWS, reviewed project and recommended approval with the following Conditions:

1. Limit to 65% impervious cover
2. No power generator or fuel on site
3. No outside storage or chemicals on site.

Ralph Weingert, 1552 Emerald Forrest Dr, spoke of his project and because of the Aquifer will abide by saws conditions.

The following citizens appeared to speak

Leanne Pope, HOA President for Emerald Forrest, spoke in favor.

Motion: Chair McGhee asked for a motion for item # Z-2018-900070 S ERZD as presented.

Motion: Commissioner Gibbons made a motion for Approval with all SAWS Conditions

Second: Commissioner Nix

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

Opposed: None

Motion Carried

Item # 16

ZONING CASE Z-2019-10700114 CD S ERZD (Council District 9): A request for a change in zoning from "MXD GC-3 MLOD-1 MLR-2 ERZD" Mixed Use District U.S. 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to "MXD CD S GC-3 MLOD-1 MLR-2 ERZD" Mixed Use District U.S. 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with Conditional Use for Outdoor Display and Specific Use Authorization for a Transportation Testing Track on 2.825 acres out of CB 4865, located at 26150 US Highway 281 North. Staff recommends Approval. (Michael Pepe, Planner, Development Services, Michael.Pepe@SanAntonio.gov, 210-207-8208)

Staff stated 10 notices were mailed to property owners within 200 feet, 1 returned in favor, and 0 returned in opposition and no registered neighborhood association.

Mike Escalante, SAWS, reviewed project and recommended approval with the following Conditions:

1. Limit to 65% impervious cover
2. No Mechanical fluids, oil, chemicals, Lubricants, stored on site
3. Existing well must meet all SAWS guidelines and permitting rules of the Trinity Glen Rose Conservation District if the well is to remain.

James McKnight, Brown and Ortiz, gave a detailed presentation regarding his projects, gave an extensive history and answered the Commissions questions.

No Citizens appeared to speak.

Motion: Chair McGhee asked for a motion for item # Z-2019-10700114 CD S ERZD as presented.

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

Second: Commissioner Head

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

Opposed: None

Motion Carried

Item # 11

ZONING CASE Z-2019-10700097 CD (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 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 Vehicle Sales on Lot 5, Block 3, NCB 2312, located at 1918 West Commerce. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

Staff stated 20 notices were mailed to property owners within 200 feet, 0 returned in favor, and 1 in returned in opposition and no registered neighborhood association.

Omar DeLaziz, wishes to open a business, since his family owns other businesses in the area. He answered the Commissions questions.

The Following Citizens appeared to speak.

Irma Hoffman, 3011 Whitetail Dr, spoke in opposition

Motion: Chair McGhee asked for a motion for item # **Z-2019-10700097 CD** as presented.

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

Second: Commissioner Rosalez

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

Opposed: Gibbons

Motion Carried

Commissioner Bustamante Left the Meeting at 2:45pm

Item # 13

ZONING CASE Z-2019-10700099 S (Council District 4): 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 “R-6 S MLOD-2 MLR-1 AHOD” Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Specific Use Authorization for a Manufactured Home on Lot 2 and Lot 3, NCB 15194, located in the 1300 block of Springvale Drive. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA 2019-11600024) (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department)

Staff stated 13 notices were mailed to property owners within 200 feet, 1 returned in favor, and 0 in returned in opposition and the Springvale Neighborhood Association is in opposition.

Larry Moore, 1300 Springvale Dr, wished to place a manufactured home on the property for his family, in the future, build a home and answered all questions.

No Citizens appeared to speak.

Motion: Chair McGhee asked for a motion for item # **Z-2019-10700099 S** as presented.

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

Second: Commissioner Head

In Favor: Head, Kamath

Opposed: Gibbons, Rosalez, Nix, Romero, McGhee, Sipes, McDaniel

Motion Failed

Commissioner Gibbons made a motion to reconsider. Commissioner Romero seconded the motion. A voice vote was taken and passed unanimously.

Commissioner Romero made a motion for approval. Commissioner Rosalez seconded the motion. After further discussion a vote was taken.

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

Opposed: Kamath

Motion Carried

Item # 14

ZONING CASE Z-2019-10700102 CD (Council District 1): A request for a change in zoning from "R-6 H AHOD" Residential Single-Family Lavaca Historic Airport Hazard Overlay District to "R-6 CD H AHOD" Residential Single-Family Lavaca Historic Airport Hazard Overlay District with Conditional Use for a Professional Office on 0.3159 acres out of NCB 2956, located at 318 Carolina Street. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

Staff stated 17 notices were mailed to property owners within 200 feet, 0 returned in favor, and 1 in returned in opposition and the Lavaca Neighborhood Association and King William Technical committee are opposed

Ruben Carrillo, 318 Carolina St, Representative, stated his clients wishes to change the Zoning in order to sell the home. Mr. Carrillo answered the Commissions questions.

No Citizens appeared to speak.

Motion: Chair McGhee asked for a motion for item # **Z-2019-10700102 CD** as presented.

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

Second: Commissioner Rosalez

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

Opposed: None

Motion Carried

Approval of Minutes

Consideration and Approval of the June 18, 2019 Meeting Minutes

Commissioner Olivarez noted a correction to the minutes from the May 21st and June 4th meeting minutes.

Commissioner McGhee made a motion for approval and passed unanimously as corrected.

Director's Report: Update on Board Appointments

Adjournment

There being no further business, the meeting was adjourned at 3:32 p.m.

APPROVED BY: _____ OR _____
Joy McGhee, Chair

DATE: _____

ATTESTED BY: _____ DATE: _____
Melissa Ramirez, Assistant Director

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