

**SAN ANTONIO ZONING COMMISSION  
OFFICIAL MINUTES  
February 20, 2018**

**DRAFT**

The Zoning Commission of the City of San Antonio meets in the 1<sup>st</sup> Floor, Tobin Room of the Cliff Morton Development and Business Services Center at 1901 S. Alamo.

**1:12 PM – Public Hearing**

Roll Call

**Present:** Romero, Lopez, Head, McGhee, Rosalez, Sipes, Gibbons, Nix, McDaniel  
**Absent:** Kamath, Briones,

Olga Valadez, World Wide Languages, translator was present.

**COMBINED HEARING:**

- Item 10 ZONING CASE # Z2018080 CD (Council District 2):** A request for a change in zoning from "C-2" Commercial District to "C-2 NA CD" Commercial Nonalcoholic Sales District with a Conditional Use for Motor Vehicle Sales (Full Service Repair) on Lot 2, Block 1, NCB 10751, located at 2015 Rigsby Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18026)

Staff mailed 28 notices to the surrounding property owners, 4 returned in favor, 0 returned in opposition, and no response from the Comanche Community Association.

**COMMISSION ACTION**

A motion was made by McGhee and seconded by Commissioner Nix to recommend Approval.

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

**THE MOTION CARRIED**

- Item 14 ZONING CASE # Z2018084 (Council District 5):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 1.646 acres out of NCB 3685, located at 448 Castroville Road. Staff recommends Approval.

Staff mailed 12 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and the Prospect Hill Neighborhood Association does not object the request.

February 20, 2018

### **COMMISSION ACTION**

A motion was made by McGhee and seconded by Commissioner Nix to recommend Approval.

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

**NAY: None**

### **THE MOTION CARRIED**

**Item 15 ZONING CASE # Z2018085 CD (Council District 2):** 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 Beauty Salon on Lot 82, Block 7, NCB 16612, located at 6203 Binz-Engleman Road. Staff recommends Approval.

Staff mailed 20 notices to the surrounding property owners, 0 returned in favor, 00 returned in opposition, and no response from the Sunrise Neighborhood Association.

### **COMMISSION ACTION**

A motion was made by McGhee and seconded by Commissioner Nix to recommend Approval with the following conditions:

- There shall be no exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure.
- No construction features shall be permitted which would place the structure out of character with the surrounding residential neighborhood.
- Business hours operation shall not be permitted before 7:00 a.m. or after 6:00 p.m.

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

**NAY: None**

### **THE MOTION CARRIED**

**Item 19 ZONING CASE # Z2018089 CD (Council District 5):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Auto & Light Truck Repair on 0.3248 acres out of NCB 2533, located at 1818 South Zarzamora Street. Staff recommends Approval.

Staff mailed 17 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and 1 notice received neither in favor nor opposition. No responses from the Collins Gardens and San Jose Gardens Neighborhood Associations.

### **COMMISSION ACTION**

A motion was made by McGhee and seconded by Commissioner Nix to recommend Approval.

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

**NAY: None**

### **THE MOTION CARRIED**

- Item 22 ZONING CASE # Z2018093 (Council District 2):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District, "C-2 AHOD" Commercial Airport Hazard Overlay District, and "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on Lot 13, CB 5083, NCB 18225, located at 4579 North Graytown Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18025)

Staff mailed 6 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition.

#### **COMMISSION ACTION**

A motion was made by McGhee and seconded by Commissioner Nix to recommend Approval.

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

**NAY: None**

#### **THE MOTION CARRIED**

- Item 23 ZONING CASE # Z2018094 HL (Council District 7):** A request for a change in zoning from "R-6 NCD-7 AHOD" Residential Single-Family Jefferson Neighborhood Conservation Airport Hazard Overlay District to "R-6 HL NCD-7 AHOD" Residential Single-Family Historic Landmark Jefferson Neighborhood Conservation Airport Hazard Overlay District on Lot 2 and west 10 feet of 3, Block 10, NCB 7079, located at 348 Thomas Jefferson Drive. Staff recommends Approval.

Staff mailed 25 notices to the surrounding property owners, 0 returned in favor, 3 returned in opposition, and no response from the Jefferson Neighborhood Association.

#### **COMMISSION ACTION**

A motion was made by McGhee and seconded by Commissioner Nix to recommend Approval.

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

**NAY: None**

#### **THE MOTION CARRIED**

#### **INDIVIDUAL CONSIDERATION**

- Item 1 ZONING CASE # Z2018049 ERZD (Council District 9):** A request for a change in zoning from "C-2 NA MLOD-1 ERZD" Commercial Nonalcoholic Sales Camp Bullis Military Lighting Overlay Edward Recharge Zone District to "C-2 MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on 0.0391 acres out of NCB 17600, located at 2770 East Evans Road. Staff recommends Approval.

Mike Escalante, SAWS, stated SAWS recommends Approval.

February 20, 2018

Mukul Seth, representative, requested a continuance to work with the community. He stated the business is geared to be a social place.

**The following citizens appeared to speak:**

Larry Bnardt, yielded time to Ann Quigley.

Ann Quigley, spoke in opposition for alcohol sales and presented a petition with 256 signatures in opposition.

Mindy Waters, Tejada Middle School PTA, spoke in opposition, and stated the PTA represents 650 members in opposition.

Jennifer Bissen, yielded minutes to Angela Soudert.

Angela Soudert, spoke in opposition and listed the stores in the area which sell alcohol.

Sue Hernandez, spoke in opposition.

Tanya Gill, spoke in opposition.

Alexander Harper, spoke on favor and stated the representative is trying to work with the community.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

The Zoning Commissioners discussed and commented on the presented case.

**COMMISSION ACTION**

A motion was made by Commissioner Gibbons and seconded by Commissioner Nix to recommend Denial as presented.

**AYES: Romero, Lopez, McGhee, Sipes, Gibbons, Nix, McDaniel**

**NAY: Head, Rosalez**

**THE MOTION CARRIED**

**Item 2** (Continued from 02/06/18) **ZONING CASE # Z2018073 (Council District 3):** A request for a change in zoning from "R-5" Residential Single-Family District, "MF-33" Multi-Family District, "G" Golf Course District and "C-3" General Commercial District to "MXD" Mixed Use District on 113.568 acres out of NCB 10835, NCB 10838, NCB 13485, NCB 13486, and NCB 13881, generally located east of the intersection at Pecan Valley Drive and East Southcross. Staff recommends Approval.

Staff mailed 67 notices to the surrounding property owners, 1 returned in favor, and 2 returned in opposition. No response from the Highland Hills Neighborhood Association and the Pecan Valley Neighborhood Association is in opposition.

James Griffin, representative, requested a continuance.

February 20, 2018

**The following citizens appeared to speak:**

Joanna Holloway, yielded minutes to Toni Moorhouse.

Edmund Luke, yielded minutes to Toni Moorhouse.

Toni Moorhouse, Pecan Valley NA, spoke in opposition and stated the representative is working to address the community's concerns, and would prefer a continuance.

Liz Trainor, Highland Hills NA, spoke in opposition and agrees with Toni Moorhouse for a continuance.

Ruth Medellin, spoke in opposition.

Sylvia Phillips, yielded minutes to Ruth Medellin.

David Morales, spoke in opposition.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

**COMMISSION ACTION**

A motion was made by Commissioner McGhee and seconded by Commissioner Head for a continuance to March 6, 2018.

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

**NAY: None**

**THE MOTION CARRIED**

**Item 3 ZONING CASE # Z2018070 (Council District 2):** A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for fifteen (15) residential duplex units on Lot A36, A37, A38, Block S1, NCB 2955, located at 1349 Essex Street. Staff recommends Approval.

Staff mailed 45 notices to the surrounding property owners, 0 returned in favor, 2 returned in opposition, and the Denver Heights Neighborhood Association is in favor.

Roberto Sada, representative, requested a continuance.

**The following citizens appeared to speak:**

Kendal Grant, presented a letter with questions from a family member regarding the project.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

The Zoning Commissioners discussed and commented on the presented case.

February 20, 2018

### COMMISSION ACTION

A motion was made by Commissioner Head and seconded by Commissioner Rosalez for a continuance to March 20, 2018.

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

**NAY: None**

### THE MOTION CARRIED

**Item 4 ZONING CASE # Z2018071 (Council District 10):** A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "PUD R-3 AHOD" Planned Unit Development Residential Single-Family Airport Hazard Overlay District on Lot 9 and 0.0012 acres out of Lot 10, NCB 11886, located at 237 and 241 East Sunset Road. Staff recommendation pending.

Staff mailed 28 notices to the surrounding property owners, 0 returned in favor, 7 returned in opposition, and no response from the Oak Park Neighborhood Association.

Staff stated due to the lack of information and a site plan, a continuance will be requested.

James Griffin, representative, requested a continuance.

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

Patricia Wallis, spoke in opposition, issues with drainage and traffic.

W.M. Wallis, yielded minutes to Patricia Wallis.

Lydia Kendrick, spoke in opposition.

Jonathan Peck, spoke in opposition.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

The Zoning Commissioners discussed and commented on the presented case.

### COMMISSION ACTION

A motion was made by Commissioner Nix and seconded by Commissioner Rosalez for a continuance to March 6, 2018.

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

**NAY: None**

### THE MOTION CARRIED

- Item 5 ZONING CASE # Z2018074 CD (Council District 3):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on the North 100 feet of Lot 1, Lot 2 and Lot 3, Block 23, NCB 7683, located at 6200 South Flores Street. Staff recommends Approval, with Conditions.

Staff mailed 27 notices to the surrounding property owners, 5 returned in favor, 0 returned in opposition, and the Mission San Jose Neighborhood Association is in favor. Staff stated a petition in favor was received.

Chuck Christian, representative, stated the applicant agrees with staff's recommendation of "C-2 CD" and "C-1 CD" on the property.

**No citizens appeared to speak.**

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

The Zoning Commissioners discussed and commented on the presented case.

#### **COMMISSION ACTION**

A motion was made by Commissioner McGhee and seconded by Commissioner Gibbons to recommend Approval of staff recommendations and conditions with the addition of "NA", resulting in "C-2 CD NA" and "C-1 CD".

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

**NAY: None**

#### **THE MOTION CARRIED**

- Item 6 ZONING CASE # Z2018076 (Council District 3):** A request for a change in zoning from "I-2 H AHOD" Heavy Industrial Mission Historic Airport Hazard Overlay District to "C-2 H AHOD" Commercial Mission Historic Airport Hazard Overlay District on Lot 25, NCB 11176, Save and Except a 0.9240 acre tract out of NCB 11176, located at 1319 March Avenue. Staff recommends Approval.

Staff mailed 8 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition.

Mario Herrera, representative, stated the planned project is to lease out office spaces.

**No citizens appeared to speak.**

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

The Zoning Commissioners discussed and commented on the presented case.

February 20, 2018

### **COMMISSION ACTION**

A motion was made by Commissioner McGhee and seconded by Commissioner Lopez for a continuance to march 6, 2018.

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

**NAY: None**

### **THE MOTION CARRIED**

**Item 7 ZONING CASE # Z2018077 (Council District 2):** A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "MHP AHOD" Manufactured Housing Park Airport Hazard Overlay District to "MHP AHOD" Manufactured Housing Park Airport Hazard Overlay District on 27.374 acres out of NCB 15894, generally located in the 6300 block of Walzem Road and Woodlake Parkway. Staff recommends Approval.

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

Ryan Phalgens, representative, stated the owner of the existing Manufactured Home Park wants to expand the area.

Chad, Developer, answered the Zoning Commissioners questions.

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

Vincent Villegas, stated he is no longer in opposition after he checked out the property and surrounding area.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

The Zoning Commissioners discussed and commented on the presented case.

### **COMMISSION ACTION**

A motion was made by Commissioner Head and seconded by Commissioner Lopez to recommend Approval.

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

**NAY: None**

### **THE MOTION CARRIED**

**Item 8 ZONING CASE # Z2018078 CD (Council District 7):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Duplex on Lot 11, Block 19, NCB 15047, located at 4606 Lone Eagle Street. Staff recommends Denial.



February 20, 2018

Staff mailed 28 notices to the surrounding property owners, 3 returned in favor, 3 returned in opposition, and no response from the Thunderbird Hills Neighborhood Association.

Daniel Rossiter, owner, presented a powerpoint presentation to the Zoning Commission showing pictures of the property and the repairs he has done. He stated he is request to be compliant as a duplex with property improvements and parking additions. He also stated the neighborhood association provided a letter of support.

**No citizens appeared to speak.**

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

The Zoning Commissioners discussed and commented on the presented case.

### **COMMISSION ACTION**

A motion was made by Commissioner Sipes and seconded by Commissioner McGhee to recommend Approval.

**AYES: Romero, Lopez, Head, McGhee, Rosalez, Sipes,**

**NAY: Gibbons, Nix, McDaniel**

### **THE MOTION CARRIED**

**The Zoning Commission recessed into a break at 3:16 pm.**

**The Zoning Commission reconvened back into session at 3:23 pm.**

**Item 9 ZONING CASE # Z2018079 (Council District 5):** A request for a change in zoning from "C-2 NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 0.8543 acres out of NCB 6777, located at 1102 Cupples Road. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment 18021)

Staff mailed 16 notices to the surrounding property owners, 1 returned in favor, 2 returned in opposition, and no response from the Thompson Neighborhood Association.

Patricia Villarreal, representative, amended the zoning request to "C-2 CD NA" with conditional use for a full service auto repair and motor vehicle sales, she also stated they have worked with district 5 and the community.

**No citizens appeared to speak.**

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

The Zoning Commissioners discussed and commented on the presented case.

February 20, 2018

### **COMMISSION ACTION**

A motion was made by Commissioner McDaniel and seconded by Commissioner McGhee to recommend Approval as amended to "C-2 CD NA" with the following conditions:

- Downward lighting
- No outdoor Amp
- Hours of Operation Monday- Saturday 8 am – 6pm

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

**NAY: None**

### **THE MOTION CARRIED**

**Item 11 ZONING CASE # Z2018081 (Council District 5):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on the South 85 feet of Lot 7C, Block 8, NCB 8084, located at 2015 El Jardin Road. Staff recommends Denial, with an Alternate Recommendation.

Staff mailed 21 notices to the surrounding property owners, 0 returned in favor, and 2 returned in opposition, and the Westwood Square Neighborhood Association is in opposition.

Guadalupe Salazar, representative, stated the planned project is for a to-go restaurant with hours of Tuesday – Sunday from 6:00 am- 2:00 pm, and agrees with staff's alternate recommendation of "C-1".

**The following citizens appeared to speak:**

Jaime Valdez, spoke in opposition for Angelita Sanchez.

Juan Sanchez, spoke in opposition.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

The Zoning Commissioners discussed and commented on the presented case.

### **COMMISSION ACTION**

A motion was made by Commissioner McDaniel and seconded by Commissioner Rosalez to recommend Denial.

**AYES: Romero, Rosalez, Sipes, Nix, McDaniel**

**NAY: Lopez, Head, McGhee, Gibbons**

### **THE MOTION FAILED**

February 20, 2018

A motion was made by Commissioner McGhee and seconded by Commissioner Rosalez to reconsider.

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

**NAY: McDaniel**

**THE MOTION CARRIED**

A motion was made by Commissioner Head and seconded by Commissioner Gibbons for a continuance to March 6, 2018.

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

**NAY: McDaniel**

**THE MOTION CARRIED**

**Item 12 ZONING CASE # Z2018082 (Council District 2):** 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 4, Block 8, NCB 16918, located at 8103 Melbury Forest. Staff recommends Denial.

Staff mailed 9 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition.

Eli Vardi, property owner, stated he is trying to market the property, and potential buyers are auto business owners, resulting in the requested zoning for "C-3".

**No citizens appeared to speak.**

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

The Zoning Commissioners discussed and commented on the presented case.

**COMMISSION ACTION**

A motion was made by Commissioner Sipes and seconded by Commissioner McGhee for a continuance to March 6, 2018.

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

**NAY: None**

**THE MOTION CARRIED**

February 20, 2018

**Item 13 ZONING CASE # Z2018083 (Council District 3):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 19, Block 2, NCB 11950, located at 2215 Goliad Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18022)

Staff mailed 26 notices to the surrounding property owners, 0 returned in favor, and 1 returned in opposition. The Highland Hills Neighborhood Association is in favor of a continuance to work out deed restrictions.

Gabriel Hausauer, representative, requested a 2 week continuance to work with the community.

**The following citizens appeared to speak:**

Liz Trainor, Highland Hills NA, spoke in opposition regarding the traffic.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

The Zoning Commissioners discussed and commented on the presented case.

**COMMISSION ACTION**

A motion was made by Commissioner McGhee and seconded by Commissioner Head for a continuance to March 6, 2018.

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

**NAY: None**

**THE MOTION CARRIED**

**Item 16 ZONING CASE # Z2018086 (Council District 3):** A request for a change in zoning from "RD" Rural Development District to "R-4" Residential Single-Family District on Lot P-1B and P-2B, Block 1 and 2, NCB 16624, located at 13770 Southton Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18023)

Staff mailed 29 notices to the surrounding property owners, 1 returned in favor, and 1 returned in opposition.

Caroline McDonald, representative, stated the planned project is for 123 housing lots.

**The following citizens appeared to speak:**

John Sytsma, concerned with the buffer zone requirements.

Amanda Merck, presented a power point presentation explaining the reasons 123 housing lots would not fit the character of the neighborhood.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

February 20, 2018

The Zoning Commissioners discussed and commented on the presented case.

### **COMMISSION ACTION**

A motion was made by Commissioner McGhee and seconded by Commissioner Gibbons to recommend Approval.

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

**NAY: Lopez,**

### **THE MOTION CARRIED**

**Item 17 ZONING CASE # Z2018087 (Council District 1):** A request for a change in zoning from "RM-4 RIO-4 NCD-1 AHOD" Residential Mixed River Improvement Overlay South Presa Street/South Saint Mary's Streets Neighborhood Conservation District Airport Hazard Overlay District to "IDZ RIO-4 NCD-1 AHOD" Infill Development Zone River Improvement Overlay South Presa Street/South Saint Mary's Streets Neighborhood Conservation District Airport Hazard Overlay District with uses permitted for five (5) residential dwelling units on Lot 12, Block 15, NCB 3078, located at 1602 South Saint Mary's Street and 140 Biering Avenue. Staff recommends Denial.

Staff mailed 21 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and the Lavaca neighborhood Association is in opposition.

Maria Venegas, representative, requested a 2 week continuance.

**No citizens appeared to speak.**

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

The Zoning Commissioners discussed and commented on the presented case.

### **COMMISSION ACTION**

A motion was made by Commissioner Lopez and seconded by Commissioner Rosalez for a continuance to March 6, 2018.

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

**NAY: None**

### **THE MOTION CARRIED**

**Item 18 ZONING CASE # Z2018088 CD (Council District 7):** A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-20 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for four (4) Residential Dwelling Units on Lot 66B, Block B, NCB 11507, located at 211 West Cheryl Drive. Staff recommends Denial, with an Alternate Recommendation.

February 20, 2018

Staff mailed 18 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and the University Park neighborhood Association is in favor.

Alex Triff, property owner, stated the project is to bring the tri-plex into compliance and add an additional unit on the property. the owner stated he has received letters of support from the NA and the surrounding neighbors.

**The following citizens appeared to speak:**

Cynthia Alonso, spoke in opposition, stating there are problems with the current tenants.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

The Zoning Commissioners discussed and commented on the presented case.

**COMMISSION ACTION**

A motion was made by Commissioner Sipes and seconded by Commissioner McGhee to recommend Approval of staff's recommendation for three (3) units.

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

**NAY: None**

**THE MOTION CARRIED**

**Item 20 ZONING CASE # Z2018091 CD (Council District 10):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for an Assisted Living Facility up to ten (10) residents on Lot 74, Block 1, NCB 17790, located at 5450 Maple Vista. Staff recommends Denial.

Staff mailed 33 notices to the surrounding property owners, 0 returned in favor, 1 returned in opposition, and no response from the Vista Neighborhood Association.

John Marcus, property owner, stated he is requesting the zoning to maintain his Assistant Living business.

**The following citizens appeared to speak:**

Jennifer Oats, yielded minutes to Tony Casas.

Tony Casas, President of Vista NA, stated he met with the owner and made agreements to regarding the zoning.

Douglas Johnson, spoke in opposition, and stated the street is very narrow.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

The Zoning Commissioners discussed and commented on the presented case.

February 20, 2018

## **COMMISSION ACTION**

A motion was made by Commissioner Nix and seconded by Commissioner Rosalez to recommend Denial.

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

**NAY: None**

## **THE MOTION CARRIED**

**Item 21 ZONING CASE # Z2018092 (Council District 8):** A request for a change in zoning from "R-20 MLOD-1 MSAO-1 AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Airport Hazard Overlay District to "C-2NA MLOD-1 MSAO-1 AHOD" Commercial Nonalcoholic Sales Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Airport Hazard Overlay District on 5.434 acres out of NCB 35936, located at 6185 Camp Bullis Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18024)

Staff mailed 12 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and the University Park neighborhood Association is in favor. The Estates of Forest Crest HOA is in opposition. Staff received 5 notices in opposition outside the 200 feet notification radius.

Kristin Ramirez representative, requested a continuance.

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

Helen Bryan, Estates of Forest Crest HOA, requested a 1 month continuance.

Rachel Belinsly, requested a continuance.

Colleen Alonso, spoke in opposition.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

The Zoning Commissioners discussed and commented on the presented case.

## **COMMISSION ACTION**

A motion was made by Chairwoman Romero and seconded by Commissioner Lopez for a continuance to March 6, 2018.

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

**NAY: None**

## **THE MOTION CARRIED**

February 20, 2018

**Item 24    Consideration of the February 6, 2018 Zoning Commission Minutes.**

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

**Director's Report:**

There being no further business, the meeting was adjourned at 5:30 p.m.



February 20, 2018

APPROVED:

Dr. Francine Romero, Chair

ATTEST:

Melissa Ramirez, Assistant Director