

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
May 1, 2018**

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

1:13 PM – Public Hearing

Roll Call

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

German Perez, World Wide Languages, translator was present.

COMBINED HEARING:

- Item 1** Consideration of an amendment to the Unified Development Code (UDC) to update Section 35-335 "NCD" Neighborhood Conservation District including amendments to "NCD-2" Alta Vista Neighborhood Conservation District. Staff recommends Approval.

The following citizens appeared to speak:

David Bogle, passed.

Teresa Nino, passed.

Patti Zaiontz, SACS, passed.

Tami Keyley, passed.

Cheryl Dozier, passed.

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 4** (Continued from 04/17/18) **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 Military Sound Attenuation Overlay District to "MXD MLOD-1 MSAO-1" Mixed Use District Camp Bullis Military Lighting Overlay Military Sound Attenuation Overlay on 21.27 acres out of CB 4719, located at 19389 Babcock Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18043)

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

Alvin Peters, amended and reduced the zoning request acreage to 3.60 acres.

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 9 ZONING CASE # Z2018157 S (Council District 10): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with Specific Use Authorization for a Contractor Construction Facility with Outside Storage on Lot 23 and the southwest 123 feet of Lot 22, Block 1, NCB 16837, located at 10698 Hillpoint Drive. Staff recommends Approval.

Staff mailed 12 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and no response from the Oak Grove Estates.

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 10 ZONING CASE # Z2018159 CD (Council District 5): 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 Upholstery on 0.1111 of an acre out of NCB 8289, located at 747 North General McMullen Drive. Staff recommends Approval.

Staff mailed 37 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Loma Vista 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

- Item 11 ZONING CASE # Z2018160 (Council District 1):** A request for a change in zoning from "FBZD SD HE RIO-2 AHOD" Form Based Zone Specialized District Historic Exceptional River Improvement Overlay Airport Hazard Overlay District to "FBZD T5-1 HE RIO-2 AHOD" Form Based Zone Transect 5-1 Historic Exceptional River Improvement Overlay Airport Hazard Overlay District on 0.132 of an acre out of NCB 835, located at 1201 North Saint Mary's Street. Staff recommends Approval.

Staff mailed 10 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Downtown Residents 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

- Item 14 ZONING CASE # Z2018164 (Council District 5):** 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 the East 70.19 feet of Lot 10, Block 35, NCB 3634, located at 2101 Leal Street. Staff recommends Approval.

Staff mailed 34 notices to the surrounding property owners, 8 returned in favor, 0 returned in opposition, and no responses from the Prospect Hill or West End of Hope in Action 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 15 ZONING CASE # Z2018167 (Council District 1):** 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 "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on 5.515 acres out of NCB 11693, located at 25 Burwood Lane. Staff recommends Approval.

Staff mailed 14 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the North Shearer Hills Neighborhood Association.

The following citizens appeared to speak:

Gerald Arnold, spoke in favor.

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

Commissioner Nix recused himself from the Zoning Commission meeting at 1:28 pm.

- Item 17 ZONING CASE # Z2018169 (Council District 10):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-1 IH-1 AHOD" General Industrial Northeast Gateway Corridor Overlay Airport Hazard Overlay District to "MF-33 AHOD" Multi Family Airport Hazard Overlay District and "MF-33 IH-1 AHOD" Multi Family Northeast Gateway Corridor Overlay Airport Hazard Overlay District on 13.29 acres out of NCB 15911 and "C-3 AHOD" General Commercial Airport Hazard Overlay District and "C-3 IH-1 AHOD" General Commercial Northeast Gateway Corridor Overlay Airport Hazard Overlay District, on 7.94 acres out of NCB 15911, generally located on the northwest corner of North Weidner Road and Crosswinds Way, with all Overlay Districts remaining unchanged. Staff recommends Approval.

Staff mailed 22 notices to the surrounding property owners, 1 returned in favor, and 1 returned in opposition.

COMMISSION ACTION

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

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

NAY: None

RECUSED: Nix

THE MOTION CARRIED

Commissioner Nix re-entered the Zoning Commission meeting at 1:30 pm.

INDIVIDUAL CONSIDERATION

- Item 7 (Continued from 04/17/18) ZONING CASE # Z2018156 CD (Council District 8):** A request for a change in zoning from "R-20 MLOD-1 MSAO-1" Residential Single-Family Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay District to "L MLOD-1 MSAO-1" Light Industrial Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay District on 0.853 acres out of NCB 35733, located at 7081 Heuermann Road. Staff recommends Denial, with an Alternate Recommendation.

Staff mailed 8 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and no response from the Friends of Friedrich Wilderness Park.

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Jerry Arredondo, representative, stated the project is for a construction business office building, and presented a map with the current zoning of the surrounding properties.

The following citizens appeared to speak:

Gerald Taylor, 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 McDaniel to recommend Denial.

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

NAY: None

THE MOTION CARRIED AS DENIAL

Item 3 (Continued from 04/17/18) ZONING CASE # Z2018119 (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 Denial, with an Alternate Recommendation. (Associated Plan Amendment 18036)

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

Dan Whalen, representative, amended zoning request to "C-2 S" with specific use authorization for a Hotel.

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 Rosalez for a continuance to May 1, 2018.

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

NAY: None

THE MOTION CARRIED

Item 5 (Continued from 04/03/18) **ZONING CASE # Z2018139 (Council District 2):** A request for a change in zoning from "R-6 H AHOD" Residential Single-Family Government Hill Historic Airport Hazard Overlay District to "RM-4 H AHOD" Residential Mixed Government Hill Historic Airport Hazard Overlay District on Lot 5 and the south 51 feet of Lot 4, Block 1, NCB 1265, located at 421 Pierce Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18044)

Staff mailed 27 notices to the surrounding property owners, 9 returned in favor, 11 returned in opposition, and the Government Hill Alliance Neighborhood Association is in favor. Staff also received 1 notice in favor, and 3 in opposition outside the 200 foot notification radius, along with a petition with 216 signatures in opposition.

Peggy Brimhall, representative, amended the zoning request to "RM-5" and presented a power point presentation with a proposed site plan of the proposed project consisting of three (3) townhomes with detached garages, converting a duplex into a single family, and a carriage house. She stated the designs will reflect a Victorian style that will fit with the character of the neighborhood, with a total of 5 homes on the divided property lots.

The following citizens appeared to speak:

Antonia Infante, spoke in opposition.

Fred Lentz, spoke in opposition.

Todd Mernin, yielded minutes to Denise Homer.

Jose Herrera, spoke in opposition.

Cindy Tower, spoke in opposition.

Denise Homer, spoke in opposition and provided a timeline of community meetings.

Julia Rosenfeld, spoke in favor.

John Duvall, spoke in favor.

Jo Ann Murillo, yielded minutes to Gil Murillo.

Rose Hill, GHA President, read a statement in favor.

Chris Hill, yielded minutes to Rose Hill.

Marie Stout, stated her property is next to this project and she spoke in favor.

Jose Padilla, passed.

Stella Ashley, passed.

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Hitesh Leva, co-property owner, addressed the concerns in opposition, and stated they compromised with the NA for an agreement.

James Hetherington, spoke in favor.

Gil Murillo, spoke in opposition.

Raul Saucedo, 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 Head and seconded by Commissioner Nix to recommend Approval as amended to "RM-5".

AYES: Romero, Head, Gibbons, Nix, McDaniel

NAY: Lopez, McGhee, Rosalez, Sipes

THE MOTION FAILED

THE MOTION WILL MOVE FORWARD AS DENIAL TO CITY COUNCIL.

The Zoning Commission recessed into a break at 3:00 pm.

The Zoning Commission reconvened into session at 3:05 pm.

Item 6 (Continued from 04/17/18) ZONING CASE # Z2018151 (Council District 1): A request for a change in zoning from "R-4 AHOD" Residential Single- Family Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on Lot 18, Block 1, NCB 10110 and "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 19, Lot 20 and Lot 21, Block 1, NCB 10110, located at 153 Avenue Del Rey. Staff recommends Approval, pending the Plan Amendment. (Associated Plan Amendment 18045)

Staff mailed 19 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and the North Shearer Hills Neighborhood Association is in opposition.

Patrick Christensen, representative, requested a 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.

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COMMISSION ACTION

A motion was made by Commissioner Lopez and seconded by Commissioner McGhee for a continuance to May 15, 2018.

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

NAY: None

THE MOTION CARRIED

Item 8 ZONING CASE # Z2018154 (Council District 1): 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 for five (5) Townhomes on Lot 5 and west triangular 60.2 feet of Lot 6, Block 2, NCB 2870, located at 146 Valdez Avenue. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment 18046)

Staff mailed 31 notices to the surrounding property owners, 1 returned in favor, 6 returned in opposition, and the Tobin Hill Community Association is in opposition.

Ken Brown, representative, requested a continuance.

The following citizens appeared to speak:

Ben Fairbank, THCA, passed.

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 May 15, 2018.

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

NAY: None

THE MOTION CARRIED

Item 12 ZONING CASE # Z2018162 CD (Council District 3): 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 a Conditional Use for a Welding Shop with Screening of Outside Storage on Lot 9, Lot 10, Lot 11, and Lot 12, Block 169, NCB 9451, located at 3311 Commercial Street. Staff recommends Approval.

Staff mailed 17 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition.

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Applicant not present.

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 McDaniel for a continuance to June 5, 2018.

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

NAY: None

THE MOTION CARRIED

Item13 ZONING CASE # Z2018163 (Council Districts 1, 3, 4, 5, 6, and 7): A request to apply "MLOD-2" Lackland Military Lighting Overlay District with the applicable "MLR-1" Military Lighting Radius of 0-3 miles for properties within 0-3 miles of the Air Force Base and "MLR-2" Military Lighting Radius of 3-5 miles for properties within 3-5 miles of the Air Force Base as a zoning overlay district to the current Zoning Districts on Multiple Lots, generally located on multiple addresses extending from the boundaries surrounding Lackland Air Force Base and Lackland Air Force Base Annex (Medina) Military Influence Areas. Staff recommends Approval.

Staff mailed 100, 060 notices to the surrounding property owners which included 1, 764 within the 200 foot radius and 54 neighborhood associations, 26 returned in favor, 34 returned in opposition, and the Memorial Heights Neighborhood Association is in favor.

Mary Gonzales-Moralez, representative, presented the information for case Z2018163 to the Zoning Commission.

Tony Felts, Interim DSD Policy Administrator, presented a power point presentation regarding the MLOD proposal, ordinance, community outreach, and projected timeline for City Council.

Craig Carpenter, Joint Base San Antonio, stated he collaborated with the City of San Antonio, and addressed questions and concerns.

The following citizens appeared to speak:

Ricardo Gonzales, concerned and requested more information.

Rafael Sanchez, left.

Juan Esquivel, left.

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Gustavo Tenorio, left.

Paulina Tavitas, left.

Felipe Saldivar, left.

Guadalupe Carrisal, left.

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 Rosalez and seconded by Commissioner Sipes to recommend Approval.

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

NAY: None

THE MOTION CARRIED

Item 16 Consideration of the April 17, 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 3:47 p.m.

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APPROVED:

Dr. Francine Romero, Chair

ATTEST:

Melissa Ramirez, Assistant Director