

April 3, 2018

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

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.

**1:00 PM – Public Hearing**

Roll Call

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

Olga Valadez, World Wide Languages, translator was present.

**COMBINED HEARING:**

- Item 2** (Continued from 03/20/18) **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, 1 returned in opposition, and the Highland Hills Neighborhood Association is in favor of the amended request for "C-1".

**COMMISSION ACTION**

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

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

**THE MOTION CARRIED**

- Item 5** **ZONING CASE # Z2018129 CD (Council District 7):** 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 Non-Commercial Parking Lot on Lot 10 and Lot 11, Block 12, NCB 11487, located at 5135 Rita Avenue. Staff recommends Approval.

Staff mailed 27 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition., and no response from the Culebra Park Neighborhood Association.

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**COMMISSION ACTION**

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

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

**THE MOTION CARRIED**

- Item 7** **ZONING CASE # Z2018131 S (Council District 5):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 S AHOD" Light Commercial Airport Hazard Overlay District with Specific Use Authorization for a Non-Commercial Parking Lot on Lot 1, Block 10, NCB 2840, located at 346 Cottonwood Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18042)

Staff mailed 22 notices to the surrounding property owners, 4 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, Kamath, Rosalez, Sipes, Gibbons, Nix, McDaniel  
**NAY:** None

**THE MOTION CARRIED**

- Item 8** **ZONING CASE # Z2018134 S (Council District 5):** A request for a change in zoning from "O-2 AHOD" High Rise Office Airport Hazard Overlay District and "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Bar and/or Tavern Without Cover Charge 3 or More Days Per Week on Lot 5 and 6, Block 10, NCB 7754, located at 4910 South Flores Street. Staff recommends Approval.

Staff mailed 21 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, Kamath, Rosalez, Sipes, Gibbons, Nix, McDaniel  
**NAY:** None

**THE MOTION CARRIED**



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- Item 9 ZONING CASE # Z2018135 (Council District 7):** A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on Lot 149, Block 1, NCB 18564, located at 7240 Bandera Road. Staff recommends Approval.

Staff mailed 4 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, Kamath, Rosalez, Sipes, Gibbons, Nix, McDaniel  
**NAY:** None

#### **THE MOTION CARRIED**

- Item 10 ZONING CASE # Z2018137 (Council District 3):** A request for a change in zoning from "C-2 CD MC-1 AHOD" Commercial Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with a Conditional Use for a Plumbing Company, "C-2 MC-1 AHOD" Commercial Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay, and "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ MC-1 AHOD" Infill Development Zone Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted in "MF-40" Multi-Family District, and "IDZ AHOD" Infill Development Zone Overlay Airport Hazard Overlay District with uses permitted in "MF-40" Multi-Family District on Lot 50, Lot 51, and Lot 52 save and except the west triangular 15 feet, Block 4, NCB 3000 and Lot 16, Block 3, NCB 6514, located at 1507 Roosevelt Avenue and 1515 Roosevelt Avenue. Staff recommends Approval.

Staff mailed 62 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Roosevelt Park Neighborhood Association.

#### **COMMISSION ACTION**

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

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

#### **THE MOTION CARRIED**

- Item 13 ZONING CASE # Z2018140 CD S (Council District 4):** A request for a change in zoning from "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for a Home Improvement Center to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Auto/Light Truck Repair on 1.463 acres out of NCB 34362, "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Auto/Light Truck Repair on 1.550 acres out of NCB 34362, and "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Car Wash on 1.809 acres out of NCB 34362, generally located southeast of Potranco Road and Seascape Drive. Staff recommends Approval.

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Staff mailed 23 notices to the surrounding property owners, 1 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, Kamath, Rosalez, Sipes, Gibbons, Nix, McDaniel

**NAY:** None

**THE MOTION CARRIED**

- Item 14 ZONING CASE # Z2018141 CD (Council District 4):** A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Auto Paint and Body on Lot 17, Block 12, NCB 15503, located at 2504 S.W. Loop 410. Staff recommends Approval.

Staff mailed 17 notices to the surrounding property owners, 2 returned in favor, 0 returned in opposition, and no response from the Lackland Terrace Neighborhood Association. Staff also received a petition in opposition.

**COMMISSION ACTION**

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

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

**NAY:** None

**THE MOTION CARRIED**

- Item 15 ZONING CASE # Z2018142 CD (Council District 8):** A request for a change in zoning from "R-6 MLOD-1 MSAO-1" Residential Single-Family Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation District to "C-2 CD MLOD-1 MSAO-1 Commercial Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation District with a Conditional Use for Animal and Pet Services (outdoor training, boarding, runs, pens or paddocks permitted) on 1.42 acres out of NCB 35733, located at 7182 Oak Drive. Staff recommends Approval.

Staff mailed 7 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Friends of Friedrich Wilderness Park.

**COMMISSION ACTION**

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

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

**NAY:** None

**THE MOTION CARRIED**



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**INDIVIDUAL CONSIDERATION**

**Item 1** (Continued from 03/06/18) **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 "O-2 S MLOD-1 MSAO-1 AHOD" High Rise Office Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Airport Hazard Overlay District with a Specific Use Authorization for a Day Care Center and "O-1 MLOD-1 MSAO-1 AHOD" Office Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Airport Hazard Overlay District on 4.382 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, 2 returned in favor, and 1 returned in opposition. Staff stated Camp Bullis is not in opposed to the request.

Ashley Farrimond, representative, presented a power point presentation with the information regarding the planned project for an existing daycare. The daycare is a Spanish-Immersion early childhood learning center that is seeking to expand its business to a third location. She explained why the location fits for the daycare and showed the zoning map and a site plan.

**The following citizens appeared to speak:**

Mary Stehlig, President, Estates of Forrest Crest HOA, stated they worked with the representative and are no longer in opposition.

Jean MacCluer, yielded minutes to Rachel Belinsky.

Peter Rockwood, yielded minutes to Rachel Belinsky.

Rachel Belinsky, represented surround neighbors and spoke in opposition.

Helen Bryan, spoke in favor of the Pineapple School.

Juan Puccio, passed.

Krisana Puccio, passed.

Hugo Carvajal, 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.

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### **COMMISSION ACTION**

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

- Overall height limit of 35 feet.
- Monument signage only

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

### **THE MOTION CARRIED**

**Item 3** (Continued from 03/20/18) **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-3 AHOD" General Commercial Airport Hazard Overlay District 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.

Staff stated the applicant was not present but agreed to the amended request to staff's recommendation of "C-2 S."

**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.

### **COMMISSION ACTION**

A motion was made by Commissioner McGhee and seconded by Commissioner Head for a continuance to April 17, 2018.

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

### **THE MOTION CARRIED**

**Item 4** (Continued from 03/20/18) **ZONING CASE # Z2018125 (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 2, Block 2, NCB 1266, located at 808 East Carson. Staff recommends Approval, pending the Plan Amendment. (Associated Plan Amendment 18038)

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Staff mailed 22 notices to the surrounding property owners, 13 returned in favor, 6 returned in opposition, and the Government Hill Alliance Neighborhood Association is in favor.

Peggy Brimhall, representative, presented a power point presentation with information regarding the planned project for four (4) units, a tri-plex and single unit, on the property. She has worked with the community and stated her mission is to revitalize the property and make it fit with the character of the neighborhood.

**The following citizens appeared to speak:**

Richard Henderson, spoke in opposition.

Gilbert Murillo, spoke in opposition.

Jo Ann Murillo, yielded minutes to Gilbert Murillo.

Charles Massey, yielded minutes to Gilbert Murillo.

Angie Salazar, yielded minutes to Jo Ann Murillo.

Jo Ann Murillo, spoke in opposition regarding the developers.

Raul Saucedo, spoke in opposition and requested a continuance. He also presented a petition with 234 signatures in opposition.

Anthony Acosta, yielded minutes to Raul Saucedo.

Christina Reck-Guerra, presented a powerpoint presentation stating reasons of opposition. She stated she walked the neighborhood to inform the community of the proposed changes.

Diana Acosta, yielded minutes to Christina Reck-Guerra.

Alejandro Vargas, yielded minutes to Christina Reck-Guerra.

Denise Homer, presented a powerpoint presentation stating reasons of opposition. She also made comparisons to Dignowity Hill NA.

Mark Homer, passed.

Jose Martinez, yielded minutes to Denise Homer.

Tiffany O'Neill, spoke in opposition and presented pictures of the housing in Government Hill.

Jose Trevino, yielded minutes to Tiffany O'Neill.

Julia Rosenfeld, spoke in favor of the proposed project.

Cindy Tower, spoke in opposition.

Soila Trevino, passed.

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Marlene Hawkins, spoke in opposition.

Gilbert Guajardo, yielded minutes to Marlene Hawkins.

Stephen Mazurek, spoke in opposition.

Hitesh Lera, property owner, spoke in favor and stated the project will complement the neighborhood.

John Duvall, spoke in favor.

Antonia Infante, stated she was informing the neighborhood at the meeting at St. Patrick's Church.

Fr. John Raharjo, Pastor of St. Patrick's Church, stated he is concerned for the neighborhood.

Liz Franklin, Dignowity Hill NA, spoke in favor of the development.

Rose Hill, President of Government Hill Alliance, spoke in favor and presented zoning maps of the zoning and land use changes of Government Hill over the years. She also explained the meeting and voting process of Government Hill NA.

Jose Padilla, yielded minutes to Rose Hill.

Antonia Aldaco, yielded minutes to Rose Hill.

Marie Stout, spoke in favor and stated she lives next to the subject property.

Eva Ricondo, passed.

Alberto Padilla, passed.

James Hetherington, spoke in favor.

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 Rosalez to recommend Approval.

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

**NAY: McGhee, Sipes**

### **THE MOTION CARRIED**

**The Zoning Commission recessed into a break at 3:25 pm.**

**The Zoning Commission reconvened into session at 3:30 pm.**



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- Item 6 ZONING CASE # Z2018130 (Council District 5):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Multi-Family uses not to exceed 57 units per acre on 1.711 acres out of NCB 2310, located at 1409 Buena Vista Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18040)

Staff mailed 27 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Avenida Guadalupe Neighborhood Association.

Henry Flores, representative, stated the planned project is for affordable housing supporting the elderly.

**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 McDaniel and seconded by Commissioner McGhee for a continuance to April 17, 2018.

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

**NAY: None**

#### **THE MOTION CARRIED**

- Item 11 ZONING CASE # Z2018138 (Council District 8):** A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-40 AHOD" Multi-Family Airport Hazard Overlay District on 2.25 acres out of NCB 11623, located at 7827 and 7831 Chambers Road. Staff recommends Approval.

Staff mailed 111 notices to the surrounding property owners, 0 returned in favor, 18 returned in opposition, and the Mockingbird Hill Neighborhood Association is in opposition.

Samir Shaikh, representative, amended the zoning request to "MF-33". He stated the planned project is for luxury apartments geared towards young professionals.

**The following citizens appeared to speak:**

Robert Clare, spoke in opposition.

Shirley Beeckley, yielded minutes to Robert Clare.

Victoria Vaughan, Mockingbird Hill NA, spoke in opposition and requested more information on the project.

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Patrick Donnelly, Towerpoint Condominiums, spoke in opposition.

David Ranjbar, spoke in favor of the project, and stated he has a property next to the subject property.

Matin Tabbikh, owner representative, addressed concerns of the previous speakers, and stated the luxury apartments will fit with the surrounding community.

Wes Waite, President of Mockingbird Hill NA, requested more information on this project.

Xavier Gonzalez, Former HDRC Chair, spoke in opposition.

Fernando Gonzalez, spoke in opposition.

Gabriela Fairchild, spoke in opposition.

John Gatens, spoke in opposition.

Catherine Mann, yielded minutes to John Gatens.

Beverly Cox, 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 Chairwoman Romero and seconded by Commissioner Sipes to recommend Denial

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

**NAY: None**

### **THE MOTION CARRIED AS DENIAL**

**Item 12 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, 7 returned in favor, 12 returned in opposition, and the Government Hill Alliance Neighborhood Association is in favor.

Peggy Brimhall, representative, representative, presented a power point presentation with information regarding the planned project of a Victorian tri-plex, carriage house, and a single-family unit on the property. She has worked with the community and stated her mission is to revitalize the property and make it fit with the character of the neighborhood.

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**The following citizens appeared to speak:**

Alma Cross, left.

Richard Henderson, spoke in opposition and stated the streets are very narrow.

Gilbert Murillo, left.

Jo Ann Murillo, left.

Tiffany O'Neill, left.

Denise Homer, spoke in opposition.

Christina Reck-Guerra, yielded minutes to Denise Homer.

Raul Saucedo, spoke in opposition.

Julia Rosenfeld, spoke in favor.

Mark Homer, spoke in opposition.

Stephen Mazurek, yielded minutes to Mark Homer.

Angie Salazar, yielded minutes to Cindy Tower.

Cindy Tower, spoke in opposition.

James Hetherington, spoke in favor.

Jose Trevino, left.

Sorile Trevino, left.

Marlene Hawkins, spoke in opposition and requested a continuance.

Charles Massey, yielded minutes to Marlene Hawkins.

Hitesh Lera, passed.

John Duvall, left.

Antonia Infante, left.

John Raharjo, left.

Liz Franklin, left.

Jose Martinez, left.

Gilbert Guajardo, left.



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Alejandro Vargas, left.

Diana Acosta, left.

Anthony Acosta, left.

Rose Hill, President of Government Hill Alliance, spoke in favor.

Eva Ricondo, yielded minutes to Rose Hill.

Marie Stout, spoke in favor.

Jose Padilla, passed.

Antonia Aldaco, passed.

Alberto Padilla, 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 Head and seconded by Commissioner Sipes for a continuance to May 1, 2018.

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

**NAY: None**

#### **THE MOTION CARRIED**

#### **Item 16 Consideration of the March 20, 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.

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APPROVED:



Dr. Francine Romero, Chair

ATTEST:



Melissa Ramirez, Assistant Director