

February 6, 2018

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
February 6, 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.

1:15 PM – Public Hearing

Roll Call

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

Absent: None

German Perez, World Wide Languages, translator was present.

COMBINED HEARING:

- Item 1** Consideration, discussion, and possible action on proposed amendments to Sec. 35-339.04 Military Lighting Overlay Districts (MLOD) of the Unified Development Code. (Michael Dice, Policy Administrator, Development Services Department)

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

- Item 5** **ZONING CASE # Z2017265 (Council District 1):** A request to change the zoning from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "IDZ NCD-5 AHOD" Infill Development Zone Beacon Hill Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "NC" Neighborhood Commercial District, and a Metal/Woodworking Shop on Lot 28, Block 3, NCB 3032 and 0.0032 acres out of Lot 31, Block 3, NCB 3032, located at 115 Cincinnati Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17077)

Staff mailed 28 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and the Beacon Hill Area Neighborhood Association is in favor.

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COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

- Item 9 ZONING CASE # Z2018010 (Council District 6):** A request for a change in zoning from "C-2 GC-2 AHOD" Commercial Highway 151 Gateway Corridor Airport Hazard Overlay District to "C-2 CD GC-2 AHOD" Commercial Highway 151 Gateway Corridor Airport Hazard Overlay District with Conditional Use for a Tattoo Parlor/Studio on Lot 9, Block 31, NCB 17643, located at 8827 State Highway 151. Staff recommends Approval.

Staff mailed 11 notices to the surrounding property owners, 0 returned in favor, and 1 returned in opposition.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

- Item 11 ZONING CASE # Z2018018 (Council District 4):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MH AHOD" Manufactured Home Airport Hazard Overlay District on Lot 145, Block 7, NCB 15622, located at 5114 Hillburn Drive. Staff recommends Approval.

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

COMMISSION ACTION

A motion was made by McGhee and seconded by Commissioner Gibbons to recommend Approval as amended to "R-6 S AHOD" Residential Single-Family Airport Hazard Overlay District with Specific Use Authorization for a Manufactured Home.

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

NAY: None

THE MOTION CARRIED

- Item 13 ZONING CASE # Z2018042 CD (Council District 2):** 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 four (4) residential dwelling units on Lot 2, Block 2, NCB 1270, located at 1206 East Carson. Staff recommends Approval.

Staff mailed 25 notices to the surrounding property owners, 0 returned in favor, 2 returned in opposition, and no response from the Government Hill Alliance.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

- Item 14 ZONING CASE # Z2018043 CD (Council District 1):** 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 Non-Commercial Parking Lot on Lot 39, Block 2, NCB 3031, located at 1121 West Ashby Place. Staff recommends Approval.

Staff mailed 31 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and a letter of support received from the Beacon Hill Neighborhood Association.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

- Item 15 ZONING CASE # Z2018044 (Council District 1):** 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 2, Block 12, NCB 13885, located at 10106 Desert Sands. Staff recommends Approval.

Staff mailed 12 notices to the surrounding property owners, 0 returned in favor, and 3 returned in opposition.

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COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

- Item 17 ZONING CASE # Z2018046 CD (Council District 10):** A request for a change in zoning from "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for Meeting Facilities to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Construction Contractor Facility with Outside Storage on Lot P-3A, NCB 15688, located at 4516 Stahl Road. Staff recommends Approval.

Staff mailed 8 notices to the surrounding property owners, 2 returned in favor, and 0 returned in opposition.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

- Item 18 ZONING CASE # Z2018047 (Council District 2):** A request for a change in zoning from "MF-33 EP-1 AHOD" Multi-Family Facility Parking/Traffic Control Airport Hazard Overlay District to "IDZ EP-1 AHOD" Infill Development Zone Facility Parking/Traffic Control Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on Lot A and Lot B, Block 10, NCB 1330, located at 1824 and 1826 Hays Street. Staff recommends Approval. (Associated Plan Amendment 18012)

Staff mailed 15 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Harvard Place- Eastlawn Neighborhood Association.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

- Item 19 ZONING CASE # Z2018048 CD (Council District 7):** A request for a change in zoning from "C-3 S AHOD" General Commercial Airport Hazard Overlay District with Specific Use Authorization for a Go Cart Track to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for a Construction Contractor Facility with Outside Storage on 14.02 acres out of NCB 13319, NCB 13382, and NCB 11633, located at 7702 Briaridge Drive and 3330 Cherry Ridge Street. Staff recommends Approval, with Conditions.

Staff mailed 11 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 Gibbons to recommend Approval with the following conditions:

- A six foot (6') solid screen fence along Cherry Street and Briaridge Drive and an eight foot (8') fence without toppers or outriggers along the remainder of the property.
- Downward shielded lighting.
- No outdoor amplification of sound.

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

NAY: None

THE MOTION CARRIED

- Item 21 ZONING CASE # Z2018052 (Council District 9):** A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "O-1 AHOD" Office Airport Hazard Overlay District on the Northwest 152.75 feet of Lot 10, Block 37, NCB 11753, located at 10815 West Avenue. Staff recommends Approval.

Staff mailed 17 notices to the surrounding property owners, 0 returned in favor, 3 returned in opposition, no response from the Greater Harmony Hills Neighborhood Association.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

- Item 22 ZONING CASE # Z2018053 (Council District 1):** A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District, "C-1 UC-5 AHOD" Light Commercial Main Avenue/McCullough Urban Corridor Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-2 UC-5 AHOD" Commercial Main Avenue/McCullough Urban Corridor Airport Hazard Overlay District on 2.051 acres out of NCB 379, located on the corner of West Cypress Street and North Main Avenue. Staff recommends Approval.

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Staff mailed 20 notices to the surrounding property owners, 1 returned in favor, and 0 returned in opposition, no response from the Tobin Hill Community Association.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

- Item 23 ZONING CASE # Z2018054 (Council District 2):** A request for a change in zoning from "I-2" Heavy Industrial District to "C-1" Light Commercial District on Lot 10, Lot 11 and the West 83.37 feet of Lot 12, Block 1, NCB 10314, located at 1889 Rigsby Avenue. Staff recommends Approval.

Staff mailed 27 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, no response from the Comanche Community Association.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

- Item 26 ZONING CASE # Z2018058 CD (Council District 5):** 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 two (2) residential dwelling units, Lot 1, Block 2, NCB 1270, located at 781 Harriman Place. Staff recommends Approval.

Staff mailed 32 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 Gibbons to recommend Approval.

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

NAY: None

THE MOTION CARRIED

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- Item 27 ZONING CASE # Z2018060 CD (Council District 6):** A request for a change in zoning from "C-2 NA AHOD" Commercial Non-Alcoholic Sales Airport Hazard Overlay District to "C-2 NA CD AHOD" Commercial Non-Alcoholic Sales Airport Hazard Overlay District with Conditional Use for a Tattoo Parlor/Studio on Lot 1 and 2, Block 2, NCB 8540, located at 1917 Castroville Road. Staff recommends Approval.

Staff mailed 23 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Los Jardines Neighborhood Association.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

- Item 29 ZONING CASE # Z2018062 (Council District 3):** A request for a change in zoning from "RE" Residential Estate District and "C-2" Commercial District to "R-5" Residential Single-Family District on 81.941 acres out of CB 4167 and "C-2" Commercial District on 18.408 acres out of CB 4167, generally located in the 3700 block of South Loop 1604. Staff recommends Approval. (Associated Plan Amendment 18016)

Staff mailed 7 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 Gibbons to recommend Approval.

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

NAY: None

THE MOTION CARRIED

- Item 32 ZONING CASE # Z2018065 (Council District 2):** A request for a change in zoning from "MH AHOD" Manufactured Home Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District and "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 12.209 acres out of NCB 17730, generally located at the southwest corner of Gibbs Sprawl and Walzem Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18018)

Staff mailed 9 notices to the surrounding property owners, 1 returned in favor, and 1 returned in opposition

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COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

- Item 33 ZONING CASE # Z2018066 S (Council District 7):** A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 S AHOD" Residential Single-Family Airport Hazard Overlay District with a Specific Use Authorization for a Manufactured Home on Lot 25, Block 18, NCB 11458, located at 5107 Cannon Drive. Staff recommends Approval.

Staff mailed 25 notices to the surrounding property owners, 0 returned in favor, 2 returned in opposition, and no response from the Culebra Park Neighborhood Association.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

- Item 34 ZONING CASE # Z2018067 (Council District 2):** A request for a change in zoning from "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for Multi-Family not to exceed 36 unit per acre to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay with uses permitted for Multi-Family not to exceed 36 unit per acre and with Live-Work units on 0.1846 acres out of NCB 590, located at 120 North Cherry Street and 122 North Cherry Street. Staff recommends Approval.

Staff mailed 15 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Dignowity Hill Neighborhood Association.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

- Item 35 ZONING CASE # Z2018068 (Council District):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 0.099 acres out of NCB 3053, located in the 100 block of Valero Street. Staff recommends Approval.

Staff mailed 23 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Tobin Hill Community Association.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

- Item 36 ZONING CASE # Z2018069 (Council District 6):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "C-3 NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 16.520 acres out of NCB 11379, located at 303 South Acme Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18019)

Staff mailed 45 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Community Workers Council.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

- Item 37 ZONING CASE # Z2018072 (Council District 1):** A request for a change in zoning from "IDZ RIO-2 UC-2 AHOD" Infill Development Zone River Improvement Overlay Broadway Urban Corridor Airport Hazard Overlay District, "I-1 RIO-2 AHOD" General Industrial River Improvement Overlay Airport Hazard Overlay District and "I-1 RIO-2 UC-2 AHOD" General Industrial River Improvement Overlay Broadway Urban Corridor Airport Hazard Overlay District to "IDZ RIO-2 DN UC-2 AHOD" Infill Development Zone River Improvement Overlay Development Node Broadway Urban Corridor Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District, "C-3" General Commercial District, and Multi-Family Uses (Apartments or Condominiums) not to exceed 100 units/acre; Live-Work Units; Bar and/or Tavern with cover charge 3 or more days per week; Nightclub with cover charge 3 or more days per week; Alcohol Beverage Manufacture or Brewery; Hotel taller than 35 feet; Beverage Manufacture Non-Alcoholic (including manufacturing and processing); Entertainment Venue (outdoor); Live Entertainment with and without cover charge 3 or more days per week (not including food service establishments); Food Service Establishments with cover charge 3 or more days per week (with or without accessory live entertainment); Beverage manufacturing or processing with storage and repair of service vehicles and outside storage (open with no screening and including shipping container storage) and "IDZ RIO-2 DN AHOD" Infill Development Zone River Improvement Overlay Development Node Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District, "C-3" General Commercial District and Multi-Family Uses (Apartments or Condominiums) not to exceed 100 units/acre; Live-Work Units; Bar and/or Tavern with cover charge 3 or more days per week; Nightclub with cover charge 3 or more days per week; Alcohol Beverage Manufacture or Brewery; Hotel taller than 35 feet; Beverage Manufacture Non-Alcoholic (including manufacturing and processing); Entertainment Venue (outdoor); Live Entertainment with and without cover charge 3 or more days per week (not including food service establishments); Food Service Establishments with cover charge 3 or more days per week (with or without accessory live entertainment); Beverage manufacturing or processing with storage and repair of service vehicles and outside storage (open with no screening and including shipping container storage) on 0.957 acres out of NCB 964, located at 1603, 1611 and 1615 Broadway and 1612 Avenue B. Staff recommends Approval.

Staff mailed 17 notices to the surrounding property owners, 1 returned in favor, and 0 returned in opposition. The Downtown Residence Association and Government Hill Alliance are in favor.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

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Commissioner Lopez recused herself from the Zoning Commission meeting at 1: 30 pm.

- Item 28 ZONING CASE # Z2018061 (Council District 2):** A request for change in zoning from "C-2 RIO-1 UC-2 NCD-9 AHOD" Commercial River Improvement Overlay Broadway Urban Corridor Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District, "IDZ RIO-1 UC-2 NCD-9 AHOD" Infill Development Zone River Improvement Overlay Broadway Urban Corridor Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District with Multi-Family Residences not to exceed 175 units an acre, and "C-3 NA RIO-1 UC-2 NCD-9 AHOD" General Commercial Nonalcoholic Sales River Improvement Overlay Broadway Urban Corridor Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District to "C-2 RIO-1 DN UC-2 NCD-9 AHOD" Commercial River Improvement Overlay Development Node Broadway Urban Corridor Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District, "IDZ RIO-1 DN UC-2 NCD-9 AHOD" Infill Development Zone River Improvement Overlay Development Node Broadway Urban Corridor Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District with Multi-Family Residences not to exceed 175 units an acre, and "C-2 CD RIO-1 DN UC-2 NCD-9 AHOD" Commercial River Improvement Overlay Development Node Broadway Urban Corridor Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District with Conditional Use for Auto Rental on Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, Block, 27, NCB 1764 and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, Block 33, NCB 1763, located at Broadway Street and Alling Street. Staff recommends Approval.

Staff mailed 32 notices to the surrounding property owners, 0 returned in favor, and 2 returned in opposition, no response from the Downtown Residents Association.

COMMISSION ACTION

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

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

NAY: None

RECUSED: Lopez

THE MOTION CARRIED

Commissioner Lopez re-entered the Zoning Commission meeting at 1: 32 pm.

WITHDRAWN/POSTPONED

- Item 3 Z2018056 – Postponed**

INDIVIDUAL CONSIDERATION

- Item 2 Consideration, discussion, and possible action on proposed amendments to the San Antonio City Code in response to a Council Consideration Request regarding short term rentals. (Michael Dice, Policy Administrator, Development Services Department)**

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Michael Dice, CoSA Policy Administrator, presented the Short Term Rentals item to the Zoning Commission. He presented a power point presentation with information the types, similar uses, community meeting time line, regulations in other cities, and requested Approval from the Zoning Commission.

The following citizens appeared to speak:

Rebecca O'Connor, Governor of Affairs, SABOR, spoke in opposition of omitting type 2 STRs.
John Kowat, spoke in opposition.
Connie Kowat, spoke in opposition.
Cullen Jones, spoke in favor.
Liz Franklin, yielded minute to Cullen Jones.
Tony Martinez, ReMax, spoke in opposition on how it affects homeowners.
Virgil Yanta, spoke in opposition.
Diana Trevino, yielded minute to Margaret Leads
Justin Landon, VP Government Affairs, SABOR, requested the Zoning Commission recommend Approval of the original proposed ordinance.
Roselyn Cogburn, spoke in opposition for STRs in Historic Districts.
Mary Nethery, spoke in opposition, and requested a new re-written proposed ordinance.
Annie Esparza, passed
Caroline Hernandez, passed.
Eloy Rosales, yielded minute to Mary Nethery.
Frederica Kushner, spoke in opposition.
Daigue Gilligan, yielded minute to Mary Nethery
George Gilligan, yielded minute to Roselyn Cogburn.
Homer Hays, yielded minutes to Cullen Jones.
Margaret Leeds, King William NA, spoke in opposition of type 2 STRs in Historic Districts, and presented a map to the Zoning Commissioners.
Esther Ponce, STR owner in Denver Heights, spoke in favor.
Frank Garcia, yielded minute to Tony Garcia.
Tony Garcia, Monte Vista NA, spoke in favor.
Linda Moul, SABOR, spoke in opposition regarding the liability of the STR owner for the renter's actions of violations.
Lorena Pena, President of SABOR, spoke in opposition and stated the proposed STR ordinance will eventually turn investments away from the city.
Anita Ortiz, STR owner/Realtor, spoke in favor.
Matt Felter, SABOR, spoke in opposition of the STR ordinance as proposed.
Kristen Casey, yielded minute to Rose Kanusky.
Theresa Ybanez, yielded minute to Tony Garcia.
Rose Kanusky, spoke in opposition.
Ben Fairbank, yielded minute to Cody Doege.
Gloria Arecchi, yielded minute to Rose Kanusky.
Cody Doege, Tobin Hill CA, spoke in favor.
Norma Navarro, spoke in favor.
Christine Becksted, yielded minute to Nathan Ross.
Joe Roman, passed
Kevin Christianson, passed.
Mark Spielman, yielded minute to Cosima Colvin.

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Jim Smith, STR owner, spoke in opposition of the proposed ordinance stating it's over regulated.

Nathan Ross, Condo Owner, 23 units, spoke in opposition.

Iliana Chavira, yielded minutes to Anita Ortiz.

Charlotte Jorgensen, STR owner, spoke in favor.

Michael Guarino, Acting Exe DR King William NA, spoke in opposition.

Carlos Munoz, SAVacay, spoke in opposition of the proposed ordinance.

Cynthia Spielman, STR owner/Realtor, Beacon Hill NA, spoke in favor.

Cosima Colvin, 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.

Executive Session

The Zoning Commission recessed into Executive Session at 3: 50 pm.

The Zoning Commission reconvened into Open Session at 4: 16 pm.

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 as presented.

An Amendment to the motion was made by Commissioner Gibbons and seconded by Commissioner Head to exclude type 1 STRs and only include Type 2 STRs, resulting in excluding any references in Chapter 35 to Type 1 STRs.

AYES: Head, Gibbons

NAY: Romero, Lopez, McGhee, Kamath, Briones, Rosalez, Sipes, Nix, McDaniel

THE MOTION FAILED

A motion was made by Commissioner Rosalez and seconded by Commissioner Sipes to recommend Approval as presented.

An Amendment to the motion was made by Commissioner McGhee and seconded by Commissioner Briones to add page 9 section (H) 329.

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

NAY: Gibbons

THE MOTION CARRIED

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A motion was made by Commissioner Lopez and seconded by Chairwoman Romero to recommend Council to revisit the grid format on page 9 (Fig 399.06-1) for effectiveness for considering where Type 2 STRs can be located, and clarification for Types 2 STRs regarding Condominiums.

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

NAY: None

THE MOTION CARRIED

A motion was made by Commissioner Sipes and seconded by Commissioner Briones to include Multi-Family Housing with the consideration of Condominium saturation and consultation on the total number of designated sleeping areas rented out separately for Type 1 STRs.

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

NAY: Head, Kamath, Gibbons

THE MOTION CARRIED

The Zoning Commission recessed into a break at 4:50 pm.

The Zoning Commission reconvened back into session at 5:00 pm.

Commissioner Gibbons stepped out of the Zoning Commission at 5:00pm

- Item 31 ZONING CASE # Z2018064 CD (Council District 5):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Office/Warehouse on Lots 23 and 24, Block 5, NCB 11370, located at 2634 Southwest 34th Street. Staff recommends Approval. (Associated Plan Amendment 18017)

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

COMMISSION ACTION

A motion was made by Commissioner Briones and seconded by Commissioner McDaniel to recommend Approval.

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

NAY: None

THE MOTION CARRIED

Commissioner Gibbons re-entered the Zoning Commission meeting at 5:05 pm.

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- Item 4** (Continued from 12/05/17) **ZONING CASE # Z2018003 CD (Council District 2):** A request for a change in zoning from "RM-4 H AHOD" Residential Mixed Knob Hill Historic Airport Hazard Overlay District to "RM-4 CD H AHOD" Residential Mixed Knob Hill Historic Airport Hazard Overlay District with Conditional Use for an Assisted Living Facility with up to 10 Residents on Lot 10 and the West 25 feet of Lot 11, Block 4, NCB 3888, located at 1236 Virginia Boulevard. Staff recommends Approval.

Staff mailed 33 notices to the surrounding property owners, 8 returned in favor, 1 returned in opposition, and the Denver Heights Neighborhood Association is in favor.

Daniel Arriola, representative, stated the planned project is for an assistant living center with up to ten (10) residents.

The following citizens appeared to speak:

Joe Arriola, 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 Lopez to recommend Approval.

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

NAY: None

THE MOTION CARRIED

Commissioner Head recused himself from Z2017292 at 5:15 pm.

- Item 6** **ZONING CASE # Z2017292 (Council District 4):** A request for a change in zoning from "PUD R-6 AHOD" Planned Unit Development Residential Single-Family Airport Hazard Overlay District to "PUD R-5 AHOD" Planned Unit Development Residential Single-Family Airport Hazard Overlay District on Lot P-4F, NCB 15850, generally located in the 9600 Block of Heritage Farm. Staff recommends Approval.

Staff mailed 52 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Heritage Neighborhood Association.

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.

February 6, 2018

The Zoning Commissioners discussed and commented on the presented case.

COMMISSION ACTION

A motion was made by Commissioner Kamath and seconded by Commissioner Briones to recommend Denial.

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

NAY: None

RECUSAL: Head

THE MOTION CARRIED AS DENIAL.

Commissioner Head re-entered the Zoning Commission at 5:19 pm.

Item 7 ZONING CASE # Z2017296 (Council District 6): A request for a change in zoning from "C-3 GC-2" General Commercial Highway 151 Gateway Corridor Overlay District and "C-3" General Commercial District to "MF-33 GC-2" Multi-Family Highway 151 Gateway Corridor Overlay District and "MF-33" Multi-Family District on 15.611 acres of land out of NCB 17642, located in the 5200 block of Rogers Road. Staff recommends Approval.

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

James Griffin, representative, stated the project is for multi-family apartments.

The following citizens appeared to speak:

Jan Wells, left the meeting.

Nancy Carleton, left the meeting

Rebecca Flores Perez, left the meeting.

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 Head to recommend Approval.

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

NAY: None

THE MOTION CARRIED

February 6, 2018

Item 8 ZONING CASE # Z2018008 (Council District 2): A request for a change in zoning from "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted for Seven (7) Single-Family Residential Units on the West 25.16 feet of the South 53 feet of Lot 7, the West 26.82 feet of Lot 10, the East 70 feet of the North 27.5 feet of Lot 10, the East 42.5 feet of the West 108.32 feet of Lot 10, the West 30 feet of the East 100 feet of Lot 10, the East 39.7 feet of Lot 9, 0.05 acres of land (East 39 feet of the West 65.82 feet of Lot 10), Block 17, NCB 568, located at 105,107,109,111,113 and 115 Brown Alley, and 415 North Mesquite. Staff recommends Approval.

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

Michael Perez, representative, stated the project is to build single family homes on seven (7) lots, and widen the alley to allow emergency vehicle access.

The following citizens appeared to speak:

Cullen Jones, Dignowity Hill NA, presented at presentation to the commission in favor for up to six (6) units.

Liz Franklin, left the meeting.

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 for up to six (6) units.

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

NAY: None

THE MOTION CARRIED

Item 10 ZONING CASE # Z2018015 (Council District 8): 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 5, Block 8, NCB 12788, located at 1725-1733 Babcock Road. Staff recommends Approval.

Staff mailed 10 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition.

Duke Stevens Jr, representative, stated the request is to have up to four (4) tenants with no desire to sell the commercial property.

February 6, 2018

The following citizens appeared to speak:

Wilson Wilson Cantwell, spoke in opposition.

Celine Cantwell, yielded her minute to Wilson Cantwell.

Randi Hunley, 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 Chairwoman Romero and seconded by Commissioner Nix to recommend Approval as amended to "C-3R".

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

NAY: McDaniel

THE MOTION CARRIED

The Zoning Commission recessed into a break at 6:05 pm.

The Zoning Commission reconvened back into session at 6:20 pm.

Item 12 ZONING CASE # Z2018026 (Council District 5): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 14 and 15, Block 1, NCB 896 located at 1103 and 1107 Vermont Street. Staff recommends Denial. (Associated Plan Amendment Case 18010)

Staff mailed 40 notices to the surrounding property owners, 0 returned in favor, and 12 returned in opposition.

Arturo Hernandez, representative, stated the project is for four (4) units approximately 1,000 square feet each.

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 6, 2018

COMMISSION ACTION

A motion was made by Commissioner Briones and seconded by Commissioner McGhee to recommend Denial.

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

NAY: Gibbons

THE MOTION CARRIED AS DENIAL

- Item 16 ZONING CASE # Z2018045 (Council District 5):** A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 8 except the northwest 11.34 feet, Block 4, NCB 2607, located at 718 West Baylor Street. Staff recommends Approval.

Staff mailed 18 notices to the surrounding property owners, 4 returned in favor, 3 returned in opposition, and the Collins Garden Neighborhood Association is not opposed.

Annabelle Valle, representative, stated the planned project is to have a small business on the property her family has owned for fifty (50) years.

The following citizens appeared to speak:

Irene Valdez, spoke in opposition, and presented a petition in opposition from the community.

Rene Davalos, left the meeting.

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 Briones and seconded by Commissioner Head to recommend Approval as amended to "C-2 NA".

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

NAY: None

THE MOTION CARRIED

- Item 20 ZONING CASE # Z2018051 (Council District 3):** A request for a change in zoning from "MF-33 S AHOD" Multi-Family Airport Hazard Overlay District with a Specific Use Authorization for a Daycare Center and "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 2 and the East 55 feet of Lot 1, Block 13, NCB 10139, located at 422 Pennystone Avenue. Staff recommends Denial. (Associated Plan Amendment 18013)

February 6, 2018

Staff mailed 23 notices to the surrounding property owners, 1 returned in favor, and 0 returned in opposition, and the Highland Hills Neighborhood Association is opposed.

Michael Arch, representative, requested a continuance to March 6, 2018.

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 Nix for a continuance to March 6, 2018.

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

NAY: None

THE MOTION CARRIED

Item 24 ZONING CASE # Z2018055 S (Council District 5): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with Specific Use Authorization for a Construction Contractor Facility on Lot 38, Block 33 and Block 35, NCB 3694, located at 435 Menefee Boulevard. Staff recommends Denial. (Associated Plan Amendment 18014)

Staff mailed 18 notices to the surrounding property owners, 6 returned in favor, and 5 returned in opposition, no response from the Thompson Neighborhood Association.

Raul Salazar, representative, Garcia Construction does general contracting work for the San Antonio Housing Authority, and all the work is for assisting non-profits. The planned project is to build additional buildings, be a good neighbor, and advise all employees to take safety precautions throughout the neighborhood while working.

The following citizens appeared to speak:

Sarah Cervantes, 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.

February 6, 2018

COMMISSION ACTION

A motion was made by Commissioner Briones and seconded by Commissioner McGhee to recommend Denial.

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

NAY: Kamath

THE MOTION CARRIED AS DENIAL

Item 25 ZONING CASE # Z2018057 (Council District 3): A request for a change in zoning from "R-6" Residential Single-Family District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ" Infill Development Zone District with uses permitted for 55 Townhomes and "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for 55 Townhomes on Lot 8, Lot 9, Lot 10 and Lot 11, and the south 180 feet of Lot 12, Block 9, NCB 7533, located at 226 Beethoven Avenue. Staff recommends Denial with an Alternate Recommendation.

Staff mailed 39 notices to the surrounding property owners, 0 returned in favor, and 5 returned in opposition. Staff received a petition in opposition.

Cuauhtemoc Valencia, representative, requested a continuance to March 6, 2018.

The following citizens appeared to speak:

Edward Fears, spoke in opposition.

Joe Roman, 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 McGhee and seconded by Commissioner Briones for a continuance to March 6, 2018.

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

NAY: None

THE MOTION CARRIED

Item 30 ZONING CASE # Z2018063 CD (Council District 6): A request for a change in zoning from "C-2 NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales on Lot 3 and Lot 4, Block 4, NCB 13955, located at 1932 South Callaghan Road and 1934 South Callaghan Road. Staff recommends Approval.

February 6, 2018

Staff mailed 21 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition, no response from the Cable Westwood Neighborhood Association.

Representative not present, but 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.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

Item 38 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, 0 returned in favor, and 1 returned in opposition. No response from the Highland Hills Neighborhood Associations and the Pecan Valley Neighborhood Association is in opposition.

James Griffin, representative, requested a continuance to February 20, 2018.

The following citizens appeared to speak:

J. Holloway, left the meeting.

Elizabeth Knippa, passed.

Ruth Medellin, passed.

Toni Moorhouse, 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.

February 6, 2018

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

- Item 39 ZONING CASE # Z2018075 CD (Council District 7):** A request for a change in zoning from "I-1AHOD" General Industrial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Motor-Vehicle Sales on Lot 22, Block 1, NCB 13719, Lot 22A, CB 4429, located at 5701 Bandera Road. Staff recommends Denial.

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

Roddie Xavier Asencio, representative, stated the planned project is for a certified pre-owned quality used car lot, open Monday through Sunday from 10:00 am to 7:00 pm.

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 Briones to recommend Approval.

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

NAY: None

THE MOTION CARRIED

Item 40 Election of Officers

CHAIRMAN

Catherine Hernandez, DSD Administrator, called for nominations for Chairman.

Commissioner Nix nominated Chair Romero to remain as Chairman.

February 6, 2018

Commission Action:

Chair Romero will remain and serve as Chair for another term with a unanimous winning vote.

VICE-CHAIR

Catherine Hernandez, DSD Administrator, called for nominations for Vice-Chairman.

Commissioner Lopez nominated Commissioner McGhee for Vice-Chair.

Commissioner Rosalez nominated Commissioner Head for Vice-Chair.

Commission Action:

Commissioner McGhee will serve as Vice-Chair effective February 20, 2018 with a winning vote of 7-4.

PRO-TEM

Catherine Hernandez, DSD Administrator, called for nominations for Pro-Tem.

Commissioner Briones nominated Commissioner Head for Pro-Tem.

Commission Action:

Commissioner Head will serve as Pro-Tem effective February 20, 2018 with a unanimous winning vote.

Item 41 Consideration of the December 19, 2017 Zoning Commission Minutes.

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

Director's Report:

- Commissioner Compensation process.

There being no further business, the meeting was adjourned at 7:40 p.m.

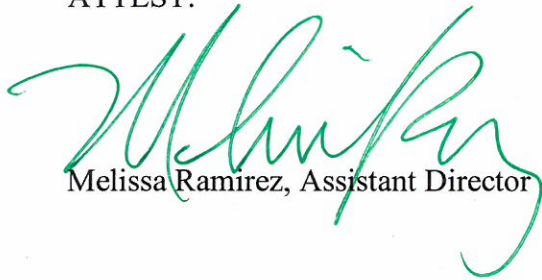
February 6, 2018

APPROVED:

A handwritten signature in black ink, appearing to be "FR" followed by a stylized flourish.

Dr. Francine Romero, Chair

ATTEST:

A handwritten signature in green ink, appearing to be "Melissa Ramirez".

Melissa Ramirez, Assistant Director