

**SANTONIO ZONING COMMISSION
OFFICIAL MINUTES
September 4, 2018**

Draft

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

1:00 PM – Public Hearing

2. Roll Call.

PRESENT: Romero, Bustamante, Rosalez, Sipes, Lopez, Gibbons, McDaniel, McGhee, Nix

ABSENT: Head, Kamath

German Perez, World Wide Languages Interpreter, was present.

COMBINED HEARING:

2. **ZONING CASE # Z2018281 (Council District 1):** A request for a change in zoning from "C-3 RIO-2 AHOD" General Commercial River Improvement Overlay Airport Hazard Overlay District to "IDZ RIO-2 AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District, "O-2" High-Rise Office District, "C-3" General Commercial District and for Multi-Family not to exceed 110 units per acre, Live-Work Units, Night Club with cover charge 3 or more days per week, Bar and /or Tavern with cover charge 3 or more days per week, Alcohol Beverage Manufacture or Brewery, Hotel taller than 35 feet, Beverage Manufacture Non-Alcohol (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) on Lot 13, Block D, NCB 6326, located at 302 Newell Avenue.

Staff recommends Approval. Staff mailed 9 notices to the surrounding property owners, 5 returned in favor and 0 returned in Opposition and the Tobin Hill Community Association is in favor of rezoning and 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: McGhee, Nix, Bustamante, Rosalez, Sipes, Gibbons, Lopez, McDaniel, Romero

NAY: None

THE MOTION CARRIED

3. **ZONING CASE # Z2018282 (Council District 1):** A request for a change in zoning from "I-1 IDZ RIO-2 AHOD" General Industrial Infill Development Zone River Improvement Overlay Airport Hazard Overlay District, "MF-50 IDZ RIO-2 AHOD" Multi-Family Infill Development Zone River Improvement Overlay Airport Hazard Overlay District, "C-3 RIO-2 AHOD" General Commercial River Improvement Overlay Airport Hazard Overlay District, and "C-2 RIO-2 AHOD" Commercial River Improvement Overlay Airport Hazard Overlay District to "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, "O-2" High-Rise Office District, "C-3" General Commercial District and for Multi-Family not to exceed 110 units per acre, Live-Work Units, Bar and /or Tavern with cover charge 3 or more days per week, Alcohol Beverage Manufacture or Brewery, Hotel taller than 35 feet, Beverage Manufacture Non-Alcohol (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) on 4.81 acres out of NCB 1758, NCB 1004, NCB 1005 and NCB 6796 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, "O-2" High-Rise Office District, "C-3" General Commercial District and for Multi-Family not to exceed 110 units per acre, Live-Work Units, Night Club with cover charge 3 or more days per week, Bar and /or Tavern with cover charge 3 or more days per week, Alcohol Beverage Manufacture or Brewery, Hotel taller than 35 feet, Beverage Manufacture Non-Alcohol (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) on 2.94 acres out of NCB 959 and NCB 958, located at 221 Newell Avenue, 101 Newell Avenue, 923 E Park Avenue, 1213 East Quincy, 1126 East Elmira, 1200 East Elmira and 1210 East Elmira. Staff recommends Approval

Staff mailed 58 notices to the surrounding property owners, 23 returned in favor and 0 returned in opposition and the Tobin Hill Community Association is in favor of rezoning and 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: McGhee, Nix, Bustamante, Rosalez, Sipes, Gibbons, Lopez, McDaniel, Romero

NAY: None

THE MOTION CARRIED

7. **ZONING CASE # Z2018286 (Council District 2):** A request for a change in zoning from "AE-2 AHOD" Arts and Entertainment Airport Hazard Overlay District to "IDZ AHOD" Infill

Development Zone Airport Hazard Overlay District with uses permitted for three (3) residential units on 0.088 acres out of NCB 1394, located at 202 South Monumental. Staff recommends Approval.

Staff mailed 33 notices to the surrounding property owners, 0 returned in favor and 0 returned in opposition and the Denver Heights Neighborhood Association is in support.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

8. **ZONING CASE # Z2018287 (Council District 2):** A request for a change in zoning from "AE-2 AHOD" Arts and Entertainment Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for two (2) residential units on 0.061 acres out of NCB 1394, located at 910 Montana Street. Staff recommends Approval.

Staff mailed 26 notices to the surrounding property owners, 0 returned in favor and 0 returned in opposition and the Denver Heights Neighborhood Association is in support.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

9. **ZONING CASE # Z2018288 CD (Council District 5):** A request for a change in zoning from "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-6 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for a Duplex on Lot 19, Block 4, NCB 8884, located at 2615 Lombrano Street. Staff recommends Approval.

Staff mailed 31 notices to the surrounding property owners, 0 returned in favor and 0 returned in opposition and no response from the Prospect Hill and West End Hope in Action Neighborhood Associations.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

10. ZONING CASE # Z2018289 (Council District 10): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 2, Block 1, NCB 13335, located at 1604 West Terra Alta Drive. Staff recommends Approval.

Staff mailed 25 notices to the surrounding property owners, 1 returned in favor and 0 returned in opposition and no neighborhood association.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

11. ZONING CASE # Z2018290 (Council District 2): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 16.21 acres out of NCB 15826, generally located southwest of the Eisenhower Road and Tranquil Dawn intersection. Staff recommends Approval.

Staff mailed 13 notices to the surrounding property owners, 1 returned in favor and 0 returned in opposition and no Response from the Bryce Place Neighborhood association.

COMMISSION ACTION

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

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

THE MOTION CARRIED

12. **ZONING CASE # Z2018291 S (Council District 10):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for Bar/Tavern without cover charge 3 or more days per week on 0.2464 acres out of NCB 12104, located at 2510 Nacogdoches Road. Staff recommends Approval.

Staff mailed 9 notices to the surrounding property owners, 0 returned in favor and 0 returned in opposition and no neighborhood association.

COMMISSION ACTION

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

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

THE MOTION CARRIED

14. **ZONING CASE # Z2018293 S (Council District 8):** A request for a change in zoning from "MF-50 GC-1 MLOD-1" Multi-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District and "C-3 GC-1 MLOD-1" General Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District to "C-2 S GC-1 MLOD-1" Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District with Specific Use Authorization for Sport Court(s) - Outdoor Uses Permitted on 7.541 Acres out of NCB 15825, generally located west of the intersection of Vance Jackson Road and UTSA Boulevard. Staff recommends Approval.

Staff mailed 6 notices to the surrounding property owners, 2 returned in favor and 0 returned in opposition and no registered neighborhood association.

COMMISSION ACTION

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

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

THE MOTION CARRIED

16. **ZONING CASE # Z2018295 HL (Council District 2):** A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "RM-4 HL AHOD" Residential Mixed Historic Landmark Airport Hazard Overlay District on Lot 9, Block B, NCB 632, located at 230 Cactus Street. Staff recommends Approval.

Staff mailed 36 notices to the surrounding property owners, 0 returned in favor and 0 returned in opposition and the Denver Heights Neighborhood Association is in support.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

17. **ZONING CASE # Z2018296 HL (Council District 2):** A request for a change in zoning from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "C-3R HL AHOD" General Commercial Restrictive Alcoholic Sales Historic Landmark Airport Hazard Overlay District on Lot 13, Lot 14, and Lot 15, NCB 6815, located at 1603 South Hackberry Street. Staff recommends Approval.

Staff mailed 42 notices to the surrounding property owners, 0 returned in favor and 0 returned in opposition and the Denver Heights Neighborhood Association is in support.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION:

1. **ZONING CASE # Z2018273 (Council District 1):** A request for a change in zoning from "D RIO-7B AHOD" Downtown River Improvement Overlay Airport Hazard Overlay District to "IDZ RIO-7B AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "D" Downtown District and Auto and Light Truck Repair on 0.22 acres out of NCB 102, located at 331 South Flores Street. Staff recommends Denial.

Staff mailed 10 notices to the surrounding property owners, 1 returned in favor and 3 returned in opposition and no response from the Downtown Residents Association.

Garrett Newman, 314 Cardinal Way, representative gave a brief presentation with its mix uses. Mr. Newman has been in contact with neighbors regarding their concerns like the noise. He stated all plans have been approved by the Office of Historic and Preservation.

The Following Citizens appeared to speak.

Dr. Alberto Milmo, 319 S. Flores, spoke in opposition.

COMMISSION ACTION

A motion was made by Commissioner Lopez and seconded by Commissioner McDaniel to recommend approval.

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

NAY: Bustamante

THE MOTION CARRIED

4. **ZONING CASE # Z2018283 (Council District 2):** A request for a change in zoning from "R-6 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District to "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District on Lot 12, Block 19, NCB 547, located at 605 Nolan Street. Staff recommends Approval.

Staff mailed 23 notices to the surrounding property owners, 14 returned in favor and 2 returned in opposition and the Dignowity Hill Neighborhood Association is in favor of rezoning.

Nicholas Rivard, 605 Nolan St, gave a brief description of the property and stated he wished to have two duplexes and a small studio apartment with parking for each apartment. Mr. Rivard then requested a two week continuance.

The Following Citizens appeared to speak.

Liz Franklin, 515 Hays St, needed more information.

Cullen Jones, 1123 Nolan, chose not to speak.

Lulu Francois, 817 Nolan, spoke in opposition.

COMMISSION ACTION

A motion was made by Commissioner McGhee and seconded by Commissioner McDaniel to continue to September 17, 2018.

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

THE MOTION CARRIED

5. **ZONING CASE # Z2018284 (Council District 1):** A request for a change in zoning from "R-6 NCD-2 AHOD" Residential Single-Family Alta Vista Neighborhood Conservation Airport Hazard Overlay District to "R-4 NCD-2 AHOD" Residential Single-Family Alta Vista Neighborhood Conservation Airport Hazard Overlay District on the east 20.5 feet of Lot 5, the west 19-feet of Lot 6, Block 4, NCB 1893 and the west 34.5-feet of the east 55-feet of Lot 5, Block 4, NCB 1893, located at 914 West French Place and 916 West French Place. Staff recommends Approval.

Staff mailed 29 notices to the surrounding property owners, 0 returned in favor and 0 returned in opposition and no response from the Alta Vista Neighborhood Association.

Michael Shackelford, 914 W. French Place, stated once work began it was discovered the lots were smaller than expected and needed to be down zoned, each property will have assigned parking.

The following citizen appeared to speak.

Lisa Woods, 912 W. French Place, spoke in opposition.

COMMISSION ACTION

A motion was made by Commissioner Lopez and seconded by Commissioner Bustamante for Approval.

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

THE MOTION CARRIED

6. **ZONING CASE # Z2018285 (Council District 6):** A request for a change in zoning from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "I-1 MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot P-13K, P-13L, P-B12, TR M, C-13, Block 62, NCB 13942, located at 1621 South Callaghan Road. Staff recommends Denial.

Staff mailed 50 notices to the surrounding property owners, 3 returned in favor and 1 returned in opposition and no response from the Cable Westwood Neighborhood Association or Community Workers Council.

Miguel Ortega, 1621 S. Callaghan, requested Interpreter services, stated vehicles can park on his property instead of parking on the street or businesses where they are getting tickets. They vehicles are various sizes and usually covered or empty.

The following citizens appeared to speak.

Hermelinda Zavala, 1621 S. Callaghan, spoke in favor.

Eliazar Diaz, 1621 S. Callaghan, spoke in favor.*

Teodoro Martinez, 1601 Gena Rd. spoke in favor.*

Javier De La Cruz, 3122 Blanco Pass, spoke in favor.

Linda Chavarilla, 5853 Mayo, spoke in opposition.

Calixto Torrez, 5639 Mayo, did not speak.

Sandra Contreras, 5832 Mayo, spoke in opposition.

Orencio O. Castro, 5327 Mayo, spoke in favor with conditions.

Michael Zavala, 5857 Mayo, did not speak.

Celia De La Cruz, 3122 Blanco Pass, spoke in favor.

H. Gonzalez, 5635 Mayo spoke in favor with conditions.

Patricia Beltran, 5834 Mayo, spoke in opposition.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

13. **ZONING CASE # Z2018292 (Council District 5):** A request for a change in zoning from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "O-2 MLOD-2 MLR-1 AHOD" Office High Rise Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, and "C-3NA MLOD-1 MLR-1 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "RM-4 MLOD-1 MLR-1 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 1.68 acres out of NCB 6680, located at 2220 Calle Estrella and 2240 Calle Estrella. Staff recommends Approval.

Staff mailed 33 notices to the surrounding property owners, 0 returned in favor and 2 returned in opposition and no neighborhood association.

Alejandro Cantu, 2220 Calle Estrella, stated he wishes to make 8 duplexes on the property and submitted a zoning map. He explained all units would have parking.

The following citizens appeared to speak.

Robert Ripley, 2107 Frio City Rd. spoke in opposition.

Joe Arragon, 2115 Frio City Rd. spoke in opposition.

COMMISSION ACTION

A motion was made by Commissioner Bustamante for Approval and seconded by Commissioner Lopez.

AYES: Lopez, McGhee, Gibbons, Bustamante, Nix

NAY: Rosalez, Sipes, McDaniel, Romero

THE MOTION FAILED. Per the UDC, Section 35.808(f) when the item is heard for the first time and there is a failed motion, the item is continued to the next scheduled meeting of the Commission. The case is continued to the agenda of September 18, 2018.

15. ZONING CASE # Z2018294 CD (Council District 7): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for four (4) Residential Dwellings on 0.3511 acres out of NCB 8361, located at 1710 Donaldson Avenue. Staff recommends Approval.

Staff mailed 29 notices to the surrounding property owners, 0 returned in favor and 0 returned in opposition and no response from the Donaldson Terrace Neighborhood Association.

Caroline Uzoh, 310 St. Mary's Street, stated she was unaware of the process and was not sure why she needed the rezoning but was briefed by staff.

The following citizens appeared to speak.

Angie Garcia, 2731 Mistletoe, spoke in favor.

COMMISSION ACTION

A motion was made by Commissioner Sipes and seconded by Commissioner Lopez to recommend approval.

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

NAY: None

THE MOTION CARRIED

18. Consideration and approval of the Zoning Commission Minutes for the September 4, 2018 Minutes.

There being no further business, the meeting was adjourned at 3:15 pm.

APPROVED:

Dr. Francine Romero, Chair

ATTEST:

Melissa Ramirez, Executive Secretary