

SAN ANTONIO ZONING COMMISSION

Draft

OFFICIAL MINUTES

September 18, 2018

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, Head, Kamath, Lopez, Gibbons, McDaniel, McGhee, Nix

ABSENT: Sipes, Rosalez

German Perez, World Wide Languages Interpreter, was present.

Lance Geppert, 2446 Oakline Drive, spoke in favor of item #8 – Z2018299.

COMBINED HEARING:

5. **ZONING CASE # Z2018279 HL (Council District 2):** A request for a change in zoning from "MF-33 NCD-6" Multi-Family Mahncke Park Neighborhood Conservation District to "MF-33 HL NCD-6" Multi-Family Historic Landmark Mahncke Park Neighborhood Conservation District on Lots 19, 20, 21 and 22, Block 12C, NCB 1085, located at 615 Eleanor Avenue. Staff recommends Approval.

Staff mailed 17 notices to the surrounding property owners, 2 returned in favor and 1 returned in opposition and Mahnke Park 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, Gibbons, Kamath, Head, Lopez, McDaniel, Romero

NAY: None

THE MOTION CARRIED

6. **ZONING CASE # Z2018297 CD (Council District 1):** A request for a change in zoning from "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with Conditional Use for Auto and Small Truck Repair Facility (Sale and Installation Only, No Mechanical Services Permitted) to "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with

Conditional Use for Motor Vehicle Sales on Lot 18, Block 1, NCB 12656, located at 4622 West Avenue. Staff recommends Approval with Conditions.

Staff mailed 20 notices to the surrounding property owners, 0 returned in favor and 0 returned in opposition and the Dellview Area Neighborhood Association and North Central Neighborhood Association had no response.

COMMISSION ACTION

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

- 1) A six foot solid screen fence along residential uses.
- 2) No temporary signage, pennant flags, wind-wavers, and/or snipe signage.
- 3) A 15-foot landscape buffer yard shall be required along the west property line.
- 4) Downward lighting shall be pointed away from residential uses.
- 5) No vehicle display or parking at the corner of West Avenue at Arroyo Vista Drive.

AYES: McGhee, Nix, Bustamante, Gibbons, Kamath, Head, Lopez, McDaniel, Romero

NAY: None

THE MOTION CARRIED

7. ZONING CASE # Z018298 S (Council District 2): A request for a change in zoning from “R-5” Residential Single-Family District to “R-5 S” Residential Single-Family District with Specific Use Authorization for a Wireless Communication System on 0.052 acres out of NCB 10734, located at 323 Rice Road. Staff recommends Approval.

Staff mailed 6 notices to the surrounding property owners, 0 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, Gibbons, Kamath, Head, Lopez, McDaniel, Romero

NAY: None

THE MOTION CARRIED

8. ZONING CASE # Z2018299 (Council Districts 8,9, and 10): A request to apply "MLOD-1" Camp Bullis Military Lighting Overlay District with the applicable “MLR-1” Military Lighting Region of 0-3 miles for properties within 0-3 miles of the Base and “MLR-2” Military Lighting Region of 3-5 miles for properties within 3-5 miles of the Military Base as a zoning overlay district to the current Zoning Districts on Multiple Lots, generally located on multiple addresses

extending from the boundaries surrounding Camp Bullis for a radius of 5 miles. Staff recommends Approval.

Staff mailed 52,048 notices to properties affected, 46,701 notices to property owners affected, 1057 Notices to property Owners within 200 feet, 69 notices to Neighborhood Associations, 36 Returned in favor and 57 Returned in opposition.

COMMISSION ACTION

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

AYES: McGhee, Nix, Bustamante, Gibbons, Kamath, Head, Lopez, McDaniel, Romero

NAY: None

THE MOTION CARRIED

9. ZONING CASE # Z2018300 CD (Council District 5): A request for a change in zoning from "R-5 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for a Duplex to "R-5 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for a Triplex on west 50 feet of the south 140-feet of Lot 10, Block 4, NCB 3731, located at 325 Sims Avenue. Staff recommends Approval.

Staff mailed 25 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, Gibbons, Kamath, Head, Lopez, McDaniel, Romero

NAY: None

THE MOTION CARRIED

10. ZONING CASE # Z2018301 (Council District 8): A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 1, Block 1, NCB 19140 and 0.0904 acres out of NCB 19140, located at 8310 Ewing Halsell Drive. Staff recommends Approval.

Staff mailed 10 notices to the surrounding property owners, 3 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, Gibbons, Kamath, Head, Lopez, McDaniel, Romero

NAY: None

THE MOTION CARRIED

11. ZONING CASE # Z2018302 (Council District 3): A request for a change in zoning from "R-20" Residential Single-Family District to "C-1" Light Commercial District on 5.00 acres out of NCB 4167-2, located at 3628 South Loop 1604 East. Staff recommends Approval.

Staff mailed 6 notices to the surrounding property owners, 0 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, Gibbons, Kamath, Head, Lopez, McDaniel, Romero

NAY: None

THE MOTION CARRIED

12. ZONING CASE # Z2018303 (Council District 5): A request for a change in zoning from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, "C-3" General Commercial District, a Microbrewery, and Bar/Tavern with and without cover charge 3 or more days per week on Lot 7 and Lot 8, and Lot 20 and Lot 21, Block 3, NCB 2567, located at 227 East Cevallos Street. Staff recommends Approval.

Staff mailed 20 notices to the surrounding property owners, 0 returned in favor and 0 returned in opposition and the Lone Star 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, Gibbons, Kamath, Head, Lopez, McDaniel, Romero

NAY: None

THE MOTION CARRIED

13. ZONING CASE # Z2018304 (Council District 5): A request for a change in zoning from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, "C-3" General Commercial District, Microbrewery, and Bar/Tavern with and without cover charge 3 or more days per week on Lots 9, 10, 22, and 23, Block 3, NCB 2567, located at 231 East Cevallos Street. Staff recommends Approval.

Staff mailed 23 notices to the surrounding property owners, 0 returned in favor and 0 returned in opposition and the Lone Star 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, Gibbons, Kamath, Head, Lopez, McDaniel, Romero

NAY: None

THE MOTION CARRIED

14. ZONING CASE # Z2018306 S (Council District 3): A request for a change in zoning from "R-20" Residential Single-Family District to "R-6 S" Residential Single-Family District with Specific Use Authorization for a Manufactured Home on Lot 19 and Lot 20, Block 12, NCB 4069B, located at 4107 Mickey Road. Staff recommends Approval.

Staff mailed 6 notices to the surrounding property owners, 3 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, Gibbons, Kamath, Head, Lopez, McDaniel, Romero

NAY: None

THE MOTION CARRIED

15. ZONING CASE # Z2018307 CD (Council District 4): A request for a change in zoning from "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Conditional Use for Stone Curing and Monument Manufacturing on Lot 21 NCB 15628, located at 5443 Hillburn Drive. Staff recommends Approval.

Staff mailed 10 notices to the surrounding property owners, 0 returned in favor and 0 returned in opposition and no response from the Southwest Community Neighborhood Association.

COMMISSION ACTION

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

AYES: McGhee, Nix, Bustamante, Gibbons, Kamath, Head, Lopez, McDaniel, Romero

NAY: None

THE MOTION CARRIED

16. ZONING CASE # Z2018308 (Council District 2): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 3A and Lot 3B, Block 2, NCB 6336 and Lot 4A and Lot 4B, Block 2, NCB 6336, located at 1011 Gibbs Street and 1015 Gibbs Street. Staff recommends Approval.

Staff mailed 28 notices to the surrounding property owners, 2 returned in favor and 0 returned in opposition and no response from the Jefferson Heights Neighborhood Association.

COMMISSION ACTION

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

AYES: McGhee, Nix, Bustamante, Gibbons, Kamath, Head, Lopez, McDaniel, Romero

NAY: None

THE MOTION CARRIED

17. ZONING CASE # Z2018309 (Council District 10): 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 0.4304 acres out of NCB 11889, located at 106 East Sunset Road. Staff recommends Approval.

Staff mailed 144 notices to the surrounding property owners, 0 returned in favor and 0 returned in opposition and no response from the Oak Park Neighborhood Association.

COMMISSION ACTION

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

AYES: McGhee, Nix, Bustamante, Gibbons, Kamath, Head, Lopez, McDaniel, Romero

NAY: None

THE MOTION CARRIED

18. ZONING CASE # Z2018310 (Council District 3): A request for a change in zoning from "C-3R MLOD-2 MLR-2 AHOD" General Commercial Restrictive Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-6 MLOD-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 5, Block 1, NCB 7645, located at 514 Kendalia Avenue. Staff recommends Approval.

Staff mailed 15 notices to the surrounding property owners, 0 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, Gibbons, Kamath, Head, Lopez, McDaniel, Romero

NAY: None

THE MOTION CARRIED

Commissioner Lopez Left the Zoning Commission Meeting at 1:15 pm.

INDIVIDUAL CONSIDERATION:

3. ZONING CASE # Z2018166 CD S ERZD (Council District 8): A request for a change in zoning from "R-6 UC-1 MLOD-1 ERZD" Residential Single-Family IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "R-6 CD S UC-1 MLOD-1 ERZD" Residential Single-Family IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with a Conditional Use and Specific Use Authorization for a Non-Commercial Parking Lot on Lot 15, Block 3, NCB 14758, located at 7504 Green Glen Drive. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18069)

Staff mailed 14 notices to the surrounding property owners, 2 returned in favor and 1 returned in opposition and the Hill and Dales Neighborhood Association is in favor.

Mike Escalante, SAWS, gave a short briefing and recommended approval.

Carolyn McDonald, 112 East-Pecan Street, introduced herself and was available for questions.

The Following Citizens appeared to speak.

James Harnish, 7751 Wild Eagle, President of the Hills and Dales Neighborhood Association spoke in favor.

COMMISSION ACTION

A motion was made by Commissioner Romero and seconded by Commissioner Head to recommend approval.

AYES: Romero, Head, Kamath, McDaniel, McGhee, Nix, Gibbons, Bustamante
NAY: None

THE MOTION CARRIED

1. 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 25 notices to the surrounding property owners, 3 returned in favor and 2 returned in opposition and the Dignowity Hill Neighborhood Association is in favor of rezoning.

Nicholas Rivard, 605 Nolan Street, amended to "R-6 CD" with Conditional Use for Four (4) residential dwelling units. He 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.

The Following Citizens appeared to speak.

Arvis Franklin, 1120 Burnett, spoke in favor.

Liz Franklin, 515 Hays St, spoke in favor.

Lulu Francois, 817 Nolan, spoke in favor.

Michelle Jacob, 528 Nolan, spoke in favor.

Fabien Jacob, 528 Nolan, spoke in favor.

Chris Burell, 114 Camp St. spoke in favor.

Alex Rivard, 518 N. Mesquite, spoke in favor.

Chris Mongeon, 1115 Nolan, spoke in favor.

COMMISSION ACTION

A motion was made by Commissioner Head and seconded by Commissioner Bustamante to recommend approval as Amended.

AYES: Head, Bustamante, McGhee, McDaniel, Nix, Gibbons, Kamath, Romero
NAY: None

THE MOTION CARRIED

2. 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, 1 returned in favor and 18 returned in opposition and a petition was submitted in opposition and no registered neighborhood association.

Alejandro Cantu Jr. 3745 Harmon St. stated he bought the property with his father's trust and wished to build quality product duplexes. He read various zoning uses for the property but noted that his rezoning request would be a better fit for the community. Mr. Cantu requested a continuance to October 16, 2018.

The following citizen appeared to speak.

Edward Rendon, 3327 Calle De Luz, spoke in opposition.

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

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

Gracie San Miguel, 2235 Calle San Miguel, spoke in opposition.

Tricia Feyadh, 3315 Calle de Luz, spoke in opposition.

COMMISSION ACTION

A motion was made by Commissioner Bustamante and seconded by Commissioner Head for a continuance to October 16, 2018.

AYES: Bustamante, Head, Kamath, McDaniel, Gibbons, McGhee, Nix, Romero
NAY: None

THE MOTION CARRIED

4. ZONING CASE # Z2018262 (Council District 4): A request for a change in zoning from "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay

Military Lighting Region 1 Airport Hazard Overlay District and "C-3 S MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Specific Use Authorization for a Wireless Telecommunications System to "MHP MLOD-2 MLR-1 AHOD" Manufactured Housing Park Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 13.530 acres out of NCB 11212, located at 9040, 9042, 9048 Somerset Road. Staff recommends Denial. (Associated Plan Amendment 18082)

Staff mailed 7 notices to the surrounding property owners, 0 returned in favor and 0 returned in opposition and no registered neighborhood association.

Alvin Peters, 1016 Highway 46 E. Boerne Texas, gave a brief overview on his project which is a mobile home park for seniors 55 years old and over. He stated he did speak to the neighbors and addressed their concerns. He also noted that he spoke with Margaret Reyes with the Military, who are objecting to the request due to proximity to the Accidental Potential Zone II and the decibel levels in the area of 65-70. He stated that he is expecting a letter in support from her on the part of the Military. Mr. Peters requested a continuance to October 16, 2018. The following citizens appeared to speak.

Loretta Persyn, 10018 Tezel Road, chose not to speak.

COMMISSION ACTION

A motion was made by Commissioner Kamath and seconded by Commissioner Head for a continuance to October 16, 2018.

AYES: Kamath, Head, McDaniel, McGhee, Gibbons Bustamante, Nix, Romero

NAY: None

THE MOTION CARRIED

There being no further business, the meeting was adjourned at 2:45 pm.

APPROVED:

Dr. Francine Romero, Chair

ATTEST:

Melissa Ramirez, Executive Secretary