

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
October 16, 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, Kamath, Sipes, Head, Lopez, Rosalez, Gibbons, McDaniel, McGhee, Nix

ABSENT: None

Iismelda Bribiesca, World Wide Languages Interpreter, was present and provided interpretation headsets to 4 citizens.

Items #Z2018335 and #Z2018332 have been postponed.

COMBINED HEARING:

9. **ZONING CASE # Z2018327 (Council District 2):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-25" Low Density Multi-Family District on North 52.3 feet of Lot 5 and Lot 6, Block 7, NCB 649 and the South 87.3 feet of Lot 5 and Lot 6, Block 7, NCB 649, located at 926 Hoefgen and 930 Hoefgen. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18093)

Staff mailed 16 notices to the surrounding property owners, 0 returned in favor and 1 returned in opposition and Denver Height 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, Lopez, Rosalez, Bustamante, Gibbons, Kamath, Head, Sipes, McDaniel, Romero

NAY: None

THE MOTION CARRIED

10. **ZONING CASE # Z2018329 S (Council District 4):** A request for a change in zoning from "C-2 MLOD-2 MLR-2 AHOD" Commercial Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 S MLOD-2 MLR-2 AHOD" Commercial Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for a Car Wash on Lot 21, Block 45, NCB 19300, located at 10131 Potranco Road. Staff recommends Approval.

Staff mailed 15 notices to the surrounding property owners, 1 returned in favor and 0 returned in opposition and no response from the Park Place Neighborhood Association.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

11. **ZONING CASE # Z2018330 (Council District 2):** A request for a change in zoning from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District on Lot 118, Block 2, NCB 15730, located at 100 Dinn Drive. Staff recommends Approval.

Staff mailed 21 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, Lopez, Rosalez, Bustamante, Gibbons, Kamath, Head, Sipes, McDaniel, Romero

NAY: None

THE MOTION CARRIED

14. **ZONING CASE # Z2018333 (Council District 1):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, a Construction Contractor Facility with outside storage, and Motor Vehicle Sales on 0.322 acres out of NCB 3894, located at 125 Walsh Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18095)

Staff mailed 26 notices to the surrounding property owners, 1 returned in favor and 1 returned in opposition and the Five Points Neighborhood Associations is in support.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION:

2. **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 there is no registered neighborhood association.

Jim Glasgo, 6521 Foxrun, gave presentations regarding his mobile home project and stated no accidents have occurred in the area since the 1950's. The project will have all the amenities that seniors need. He addressed the military concerns and answered all questions.

John Anderson, Joint Base San Antonio, expressed the military's concerns regarding sound and safety. Mr. Anderson answered all questions and thanked the Board for their time.

COMMISSION ACTION

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

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

NAY: Gibbons

THE MOTION CARRIED

3. **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 no registered neighborhood association.

Alex Cantu, 3542 Herman St, stated he bought the property to build duplexes and also read portions of the city code that he felt limited his project. He also stated if needed he would be open to build a small apartment complex and asked for approval.

The Following Citizens appeared to speak:

Edward Rendon, 33247 Calle de Luz, spoke in opposition.

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

COMMISSION ACTION

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

AYES: Bustamante, Rosalez, Nix, Kamath, Sipes, McDaniel, Romero

NAY: Lopez, Gibbons, Head, McGhee

THE MOTION CARRIED

4. **ZONING CASE # Z2018311 CD (Council District 10):** A request for a change in zoning from "O-2 AHOD" High Rise Office Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for a Welding Shop on Lot P-5A, NCB 15722, located at 12751 O'Connor Road. Staff recommends Approval.

Staff mailed 19 notices to the surrounding property owners, 0 returned in favor and 2 returned in opposition and Valencia Home Owners association is in favor.

Jose Villagomez, 7 Cosbalt Lane, stated his development would include an 8 foot fence along the west property line and allow no ingress or egress along Las Campanas.

COMMISSION ACTION

A motion was made by Commissioner Nix and seconded by Commissioner Bustamante to recommend approval with the following conditions an 8 foot fence along the west property line and no ingress or egress along Las Campanas Street.

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

NAY: Rosalez

THE MOTION CARRIED

5. **ZONING CASE # Z2018314 S (Council District 3):** A request for a change in zoning from "C-3NA MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-3NA S MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Specific Use Authorization to allow for a Specified Financial Institution on 0.0263 acres out of NCB 9314, located at 930 S.W. Military Drive. Staff recommends Denial. (Associated Plan Amendment 18100)

Staff mailed 11 notices to the surrounding property owners, 0 returned in favor and 0 returned in opposition no registered neighborhood Association in the area. The Harlandale Neighborhood Association is in support, but are not registered with the City.

Andrew De La Paz, 13389 FM 1921 Lifefort TX, gave a presentation with stats and a history explaining the differences between lending institutions and how his business is better for the community. After answering all question Mr. Guzman asked the Board for approval.

COMMISSION ACTION

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

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

NAY: Rosalez, Lopez, Sipes, McDaniel

THE MOTION CARRIED

The Zoning Commission recessed for at break at 3:00pm and reconvened at 3:08pm.

6. **ZONING CASE # Z2018321 CD (Council District 3):** A request for a change in zoning from "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport

Hazard Overlay District with Conditional Use for Oversized Vehicle Storage on Lot 11, NCB 8587, located at 533 Rayburn Drive. Staff recommends Denial. (Associated Plan Amendment 18091)

Staff mailed 23 notices to the surrounding property owners, 0 returned in favor and 0 returned in opposition and a letter of support from property owners and no registered neighborhood association.

Sergio Hernandez, 533 Rayburn Drive, requested interpretation services. Mr. Hernandez stated without this rezoning he would be forced to find alternate parking for his two vehicles and would be a financial burden. After speaking with staff he feels rezoning is his best option.

COMMISSION ACTION

A motion was made by Commissioner McGhee and seconded by Commissioner Rosalez to continue to November 6, 2018.

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

NAY: Head, Kamath, McDaniel, Romero

THE MOTION CARRIED

7. **ZONING CASE # Z2018325 (Council District 1):** A request for a change in zoning from "I-1 HS RIO-7E AHOD" General Industrial Historic Significant River Improvement Overlay-7E Airport Hazard Overlay District to "IDZ HS RIO-7E AHOD" Infill Development Zone Historic Significant River Improvement Overlay-7E Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Multi-Family at 42 Dwelling Units, Bar/Tavern, and a Hotel on 0.428 acres out of NCB 1009, located at 1425 South Flores Street. Staff recommends Approval.

Staff mailed 20 notices to the surrounding property owners, 1 returned in favor and 0 returned in opposition and no response from the Lone Star Neighborhood Association and the Collins Garden Neighborhood association is in support.

Patrick Christensen, 310 S. St. Mary's, requested a continuance to November 6, 2018

No Citizens appeared to speak.

COMMISSION ACTION

A motion was made by Commissioner Lopez and seconded by Commissioner McDaniel to continue to November 6, 2018.

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

NAY: None

THE MOTION CARRIED

8. **ZONING CASE # Z2018326 (Council District 3):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on Lot 22, Block 12, NCB 2950, located at 123 Waleetka Street. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment 18092)

Staff mailed 22 notices to the surrounding property owners, 13 returned in favor and 0 returned in opposition and the Highland Park Neighborhood Association is in support.

Dr. Antie Pham, 123 Waleetka, gave a detailed presentation as to why he needs the rezoning and how he intends to build his clinic on lot 21 and 22.

No citizens appeared to speak.

COMMISSION ACTION

A motion was made by Commissioner McGhee and seconded by Commissioner Kamath for Approval.

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

NAY: Head, McDaniel

THE MOTION CARRIED

12. **ZONING CASE # Z2018331 (Council District 7):** A request for a change in zoning from "O-2 AHOD" Office High-Rise Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on 0.229 acres out of NCB 18917, located at 5300 Heath 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.

Representative was not present.

No citizens appeared to speak.

COMMISSION ACTION

A motion was made by Commissioner Sipes and seconded by Commissioner McDaniel to continue to November 6, 2018.

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

NAY: None

THE MOTION CARRIED

15. **ZONING CASE # Z2018336 (Council District 8):** A request for a change in zoning from "R-20 MSAO-1 MLOD-1" Residential Single-Family Camp Bullis Military Sound Attenuation Camp Bullis Military Lighting Overlay District and "R-6 MSAO-1 MLOD-1" Residential Single-Family Camp Bullis Military Sound Attenuation Camp Bullis Military Lighting Overlay District to "MXD MSAO-1 MLOD-1" Mixed Use Camp Bullis Military Sound Attenuation Camp Bullis Military Lighting Overlay District on 31.915 acres out of NCB 34727, NCB 34760, NCB 18333, located at 6940 Heuerman Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18097)

Staff mailed 16 notices to the surrounding property owners, 2 returned in favor and 0 returned in opposition and no response from the Friends of San Antonio Natural Areas Association.

Ken Brown, 112 East Pecan Suite 1360, stated the property has been owned since 1907 and has no current plans to develop the property but all the property around it is developing. Mr. Brown has been in contact with the Neighborhood association and has addressed their concerns.

The Following citizens appeared to speak.

Lance Geppart, 2446 Oakline Drive, spoke in opposition.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

16. Consideration and approval of the Zoning Commission Minutes for the October 2, 2018 Minutes.

COMMISSION ACTION

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

Director's Report: Update on BuildSA

There being no further business, the meeting was adjourned at 4:20pm

APPROVED:

Dr. Francine Romero, Chair

ATTEST:

Melissa Ramirez, Executive Secretary