

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
November 6, 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, Kamath, Sipes, Lopez, Rosalez, McDaniel, Nix

ABSENT: Head, Gibbons, McGhee

Cesar Chavez and Gabriela Barba, Seprotec Interpreters, were present and provided interpretation headsets to citizens.

Items #1-Z2018354, #4-Z2018320 CD, #5- Z2018321 CD and #27- Z2018353 have all been postponed.

Amelia Valdez, President of the Historic West Side Neighborhood Association, spoke in opposition to case # Z2018320 CD.

COMBINED HEARING:

6. **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 Gardens Neighborhood Association is in support.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

7. **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.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

8. **ZONING CASE # Z2018128 (Council District 2):** A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District, "L AHOD" Light Industrial Airport Hazard Overlay District and "UD AHOD" Urban Development Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 414.422 acres out of NCB 12867, NCB 17322, NCB 17992, NCB 17993, NCB 35098 and "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on 172.149 acres out of NCB 12867 and NCB 35098, generally located northwest of Foster Road and FM 1346. Staff recommends Approval, pending the Plan Amendment. (Associated Plan Amendment 18041)

Staff mailed 22 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 Lopez and seconded by Commissioner Nix to recommend approval.

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

NAY: None

THE MOTION CARRIED

11. **ZONING CASE # Z2018332 (Council District 6):** A request for a change in zoning from "R-6" Residential Single-Family District and "C-3R" General Commercial Restrictive Alcoholic Sales District to "C-2NA" Commercial Nonalcoholic Sales District on 2.64 acres out of NCB 15098, generally located on Culebra Road between Les Harrison Drive and Selene Drive. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18094)

Staff mailed 34 notices to the surrounding property owners, 1 returned in favor and 1 returned in opposition and no response from the Hidden Meadows Neighborhood Associations.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

12. **ZONING CASE # Z2018335 (Council District 10):** A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District, "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District and "O-1 AHOD" Office Airport Hazard Overlay District to "ED AHOD" Entertainment Airport Hazard Overlay District on 17.68 acres out of NCB 14945, generally located southwest of Thousand Oaks Drive and Schertz Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18096)

Staff mailed 39 notices to the surrounding property owners, 1 returned in favor and 1 returned in opposition and the Hills of Park North Neighborhood Association is in support.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

13. **ZONING CASE # Z2018337 (Council District 1):** A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-3NA CD AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District with Conditional Use for Outside Storage to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for Twelve (12) Residential Units on 0.844 acres out of NCB 11882, located at 1519 and 1523 East Sandalwood Lane. Staff recommends Approval.

Staff mailed 29 notices to the surrounding property owners, 1 returned in favor and 0 returned in opposition and there is no registered neighborhood association.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

15. **ZONING CASE # Z2018339 CD (Council District 5):** A request for a change in zoning from "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 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 two (2) residential dwelling units on Lot 10 and the West 60.1-feet of Lot 8 and Lot 9, Block 2, NCB 6313, located at 542 Brady Boulevard. Staff recommends Approval.

Staff mailed 28 notices to the surrounding property owners, 0 returned in favor and 0 returned in opposition and there is no registered neighborhood association.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

17. **ZONING CASE # Z2018342 (Council District 4):** A request for a change in zoning from "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "IDZ MLOD-2 MLR-1 AHOD" Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on Lot 408, NCB 7853, located at 6614 South Zarzamora Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18106)

Staff mailed 16 notices to the surrounding property owners, 0 returned in favor and 0 returned in opposition and there is no response from the Tierra Linda Neighborhood Association.

COMMISSION ACTION

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

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

THE MOTION CARRIED

18. **ZONING CASE # Z2018343 CD (Council District 4):** 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 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 a Bar/Tavern on Lot P-12, ABS 16, NCB 15318, located at 121 Whitewood Drive. Staff recommends Approval.

Staff mailed 15 notices to the surrounding property owners, 0 returned in favor and 0 returned in opposition and no response from the People Active in Community Effort.

COMMISSION ACTION

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

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

THE MOTION CARRIED

19. **ZONING CASE # Z2018344 (Council District 1):** A request for a change in zoning from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District, "C-2NA UC-3 AHOD" Commercial Nonalcoholic Sales Fredericksburg Road Urban Corridor Airport Hazard Overlay District, "C-2NA HL UC-3 AHOD" Commercial Nonalcoholic Sales Historic Landmark Fredericksburg Road Urban Corridor Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District, "C-2 UC-3 AHOD" Commercial Fredericksburg Road Urban Corridor Airport Hazard Overlay District, and "C-2 HL UC-3 AHOD" Commercial Historic Landmark Fredericksburg Road Urban Corridor Airport Hazard Overlay District on Lot 2, Lot 3, Lot 4, Lot 5, Lot 6, Lot 7, Lot 8, Lot 9, Lot 10 and P-100, Block 48, NCB 2742 and Lot 10, Block 2, NCB 3244, located at 1414 Fredericksburg Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18101)

Staff mailed 37 notices to the surrounding property owners, 1 returned in favor and 0 returned in opposition and no response from the Keystone or Jefferson Neighborhood Associations.

COMMISSION ACTION

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

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

THE MOTION CARRIED

21. ZONING CASE # Z2018347 (Council District 1): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-1 UC-4 AHOD" General Industrial North St. Mary's Street Corridor Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Multi-Family uses not to exceed 36 units per acre and "IDZ UC-4 AHOD" Infill Development Zone North St. Mary's Street Urban Corridor Airport Hazard Overlay District with Multi-Family uses not to exceed 36 units per acre on 1.164 acres out of NCB 3029 and NCB 6789, located at 715-731 East Locust and 326-328 West Grayson. Staff recommends Approval.

Staff mailed 32 notices to the surrounding property owners, 0 returned in favor and 0 returned in opposition and no response from the Tobin Hill Neighborhood Association.

COMMISSION ACTION

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

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

THE MOTION CARRIED

23. ZONING CASE # Z2018349 (Council District 6): A request for a change in zoning from "C-1 MLOD-2 MLR-1 AHOD" Light Commercial Lackland Military Lighting Overlay Lackland Military Lighting Region 1 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Lackland Military Lighting Region 1 Airport Hazard Overlay District on Lot 5, Block 8, NCB 15570, located at 7318 West Military Drive. 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 Cable Westwood and Lackland Terrace Neighborhood Associations.

COMMISSION ACTION

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

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

THE MOTION CARRIED

25. ZONING CASE # Z2018351 CD (Council District 3): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District, "C-3NA CD AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District with Conditional Use for Food and Dairy Products Processing, Packaging and Storage, and "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Non-Commercial Parking Lot on 0.190 acres out of NCB 10943 and "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Food Products - Processing on 0.189 out of NCB 10943, located at 1007 and 1031 Hot Wells Boulevard. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18108)

Staff mailed 22 notices to the surrounding property owners, 1 returned in favor and 0 returned in opposition and the Highland Hills Neighborhood Association is in support.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION:

2. ZONING CASE # Z2018276 ERZD (Council District 9): A request for a change in zoning from "C-3 MLOD-1 ERZD" General Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "MF-33 MLOD-1 ERZD" Multi-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on 17.989 acres out of NCB 19219, located in the 21000 block of North US Highway 281. Staff recommends Approval.

Staff mailed 11 notices to the surrounding property owners, 1 returned in favor and 0 returned in opposition and there is no registered neighborhood association.

Mike Barr, San Antonio Water Systems, presented SAWS findings and recommended approval.

Patrick Christensen, 310 S. St. Mary's, gave a brief presentation and stated they have reached out to the community and asked for the Boards approval.

COMMISSION ACTION

A motion was made by Commissioner McDaniel and seconded by Commissioner Bustamante for approval.

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

NAY: None

THE MOTION CARRIED

3. **ZONING CASE # Z2018340 ERZD (Council District 9):** A request for a change in zoning from "OCL" Outside City Limits to "C-2 MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District and "C-2 GC-3 MLOD-1 ERZD" Commercial US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on 15.99 acres out of CB 4900 and CB 4924, located at 23211 U.S. Highway 281 North. Staff recommends Approval.

Staff mailed 10 notices to the surrounding property owners, 0 returned in favor and 0 returned in opposition and no registered neighborhood association.

Mike Escalante, San Antonio Water Systems, presented SAWS findings and recommended approval.

Rob Killen, 100 W. Houston St, stated the applicant is selling their property and ceasing their agricultural operations and is now complying with the city agreement to annex the property.

COMMISSION ACTION

A motion was made by Commissioner McDaniel and seconded by Commissioner Rosalez for approval with all SAWS recommendations.

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

NAY: None

THE MOTION CARRIED

9. **ZONING CASE # Z2018232 (Council District 1):** A request for a change in zoning from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "RM-6 NCD-5 AHOD" Residential Mixed Beacon Hill Neighborhood Conservation Airport Hazard Overlay District on Lot 27, Block 1, NCB 3596, located at 115 Aganier Avenue. Staff recommends Approval.

Staff mailed 32 notices to the surrounding property owners, 5 returned in favor and 2 returned in opposition and Beacon Hill Neighborhood Association is in favor.

Baltazar Serna, 126 La Villita, stated the owner wishes to rezone the property and have presented to Beacon Hill and received their support.

The Following Citizens appeared to speak.

Joe Garcia, 116 Aganier Avenue, spoke in opposition.

Mark Spielman, President of the Beacon Hill Neighborhood Association, spoke in favor.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

10. **ZONING CASE # Z2018326 S (Council District 3):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 S AHOD" Light Commercial Airport Hazard Overlay District with Specific Use Authorization for a Chiropractor Office on Lot 21 and Lot 22, Block 12, NCB 2950, located at 123 Waleetka Street. Staff recommends Denial. (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 Hills Neighborhood Association is in support.

COMMISSION ACTION

A motion was made by Commissioner McDaniel and seconded by Commissioner Lopez to recommend approval with specific use for a chiropractic office.

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

NAY: Rosalez

THE MOTION CARRIED

14. **ZONING CASE # Z2018338 CD (Council District 1):** A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with Conditional Use for a Construction Contractor Facility on the south 102-feet of Lot 1, Block 218, NCB 3945, the south 93-feet of Lot 2, Block 218, NCB 3945, and the south 100-feet of Lot 3, Block 218, NCB 3945, located at 1731, 1735, and 1739 West Hildebrand. Staff recommends Approval.

Staff mailed 43 notices to the surrounding property owners, 1 returned in favor and 0 returned in opposition and no response from the Los Angeles Heights or Keystone Neighborhood Associations.

COMMISSION ACTION

A motion was made by Commissioner Lopez and seconded by Commissioner Bustamante to continue to November 20, 2018.

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

NAY: None

THE MOTION CARRIED

16. **ZONING CASE # Z2018341 (Council Districts 2, 3, and 10):** A request to update 35.339.04 of Chapter 35, Unified Development Code, Military Lighting Overlay Districts, Designation Criteria to include Martindale Army Air Field and 35.339.05 (c) to add Martindale Army Air Field (MSAO-2) and to apply Zoning Overlays on multiple lots, generally located on multiple addresses extending within 5 miles from the perimeter boundaries surrounding Martindale Army Airfield for "MLOD-3" Martindale Military Lighting Overlay District with applicable "MLR-1" Military Lighting Region 1 for properties within 3 miles from the boundary of Martindale Army Airfield and "MLR-2" Military Lighting Region 2 for properties located from 3 miles to 5 miles from the boundary of Martindale Army Airfield and "MSAO-2" Martindale Military Sound Attenuation Overlay District to the base zoning district for property located up to 5 miles from the boundary of Martindale Army Staff recommends Approval.

There were 43,684 affected by this rezoning, 1294 were within 200 feet. 23 notices were opposed and 15 notices in support. There were 39 Neighborhood Associations noticed, 1 in opposition from the Dellcrest Neighborhood Associations and 1 in support from the Eastgate Neighborhood Association.

Jim Cannizo, Camp Stanley, was available to answer questions from the Commission.

LTC Troy Meuth, Martindale Army Airfield, was available to answer questions.

Jordy Keith, Camp Mabry, was available to answer questions from the Commission.

The Following Citizens appeared to speak.

Daniel Pinkstaff, 4323 Gambles Quail, spoke in favor but was concerned of the lighting.

Larry Pleasant, 323 Corlis, spoke in favor but was concerned of the lighting.

Lisa Forsyth, 2210 FM 1615, Converse Texas, spoke in favor but was concerned of the noise.

Dan Martinez, 932 Rice Rd, spoke in opposition.

Patrick H. Flint, 4703 Badland Beacon, posed a question for staff.

Dolores Hernandez, 2818 Goldsmith, spoke in opposition.

COMMISSION ACTION

A motion was made by Commissioner McDaniel and seconded by Commissioner Nix to continue to November 20, 2018.

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

NAY: None

THE MOTION CARRIED

20. **ZONING CASE # Z2018345 CD (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 to "R-6 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Conditional Use for (4) Four Residential Units on Lot 9 and Lot 10, Block 2, NCB 14355, located at 5747 McDavitt Road. Staff recommends Approval.

Staff mailed 34 notices to the surrounding property owners, 1 returned in favor and 0 returned in opposition and no response from the Cable Westwood Neighborhood Association.

No citizens appeared to speak.

COMMISSION ACTION

A motion was made by Commissioner Rosalez and seconded by Commissioner Bustamante to continue to November 20, 2018.

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

NAY: None

THE MOTION CARRIED

22. **ZONING CASE # Z2018348 CD (Council District 8):** A request for a change in zoning from "RE MLOD-1 MSAO-1" Residential Estate Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay District to "C-2 CD MLOD-1 MSAO-1" Commercial Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation District with Conditional Use for Office Warehouse (Flex Space) - Outside Storage Not Permitted on 5.874 acres out of CB 4718, generally located southeast of the Kyle Seale Parkway and Babcock Road intersection. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18103)

Staff mailed 8 notices to the surrounding property owners, 2 returned in favor and 0 returned in opposition and no registered neighborhood association.

James McKnight, 112 East Pecan, requested a two week continuance to November 20, 2018.

The Following citizens appeared to speak.

Paul Hunt, 745 E. Mulberry Ave. spoke in opposition.

Michelle McMillan, 5743 Misty Glen, spoke in opposition.

Brittany Stanford, 3600 Bee Cave Road, Suite 200, spoke in opposition.

Jennifer Moyer, 8627 Silver Willow, spoke in opposition.

COMMISSION ACTION

A motion was made by Commissioner Romero and seconded by Commissioner McDaniel to continue to November 20, 2018.

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

NAY: None

ABSENT: Rosalez

THE MOTION CARRIED

24. **ZONING CASE # Z2018350 (Council District 3):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on West 66-feet of the South 150-feet of Lot 7, Block 2, NCB 7578, located at 467 Hot Wells Boulevard. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18104)

Staff mailed 14 notices to the surrounding property owners, 0 returned in favor and 0 returned in opposition and no response from the Mission Reach Hot Wells or Highland Hills Neighborhood Associations.

Elaine Poole, 467 Hot Wells, stated they wished to open a convenience and thrift store.

The Following citizens appeared to speak.

Sandra M. Castillo, 471 Hot Wells, spoke in opposition.

COMMISSION ACTION

A motion was made by Commissioner McDaniel and seconded by Commissioner Rosalez to continue to November 20, 2018.

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

NAY: None

THE MOTION CARRIED

26. **ZONING CASE # Z2018352 (Council District 1):** A request for a change in zoning from "I-2 RIO-7E AHOD" Heavy Industrial River Improvement Overlay Airport Hazard Overlay District to "IDZ RIO-7E AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "MF-33" Multi-Family District on 1.131 acres out of NCB A-63, located at 210 West Peden Alley. Staff recommends Approval.

Staff mailed 83 notices to the surrounding property owners, 1 returned in favor and 0 returned in opposition and no response from the Lone Star and Collins Gardens Neighborhood Associations are in support.

Caroline McDonald, 112 W. East Pecan Suite 1360, gave a brief description of the property, parking and asked for approval.

The Following citizens appeared to speak.

Raul Martinez Salinas III, 1401 S. Flores #106, spoke in opposition.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

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

COMMISSION ACTION

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

Director's Report: Short Term Rental & Amendments to Infill Development Zone Updates.

There being no further business, the meeting was adjourned at 2:54pm.

November 6, 2018

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APPROVED:



Dr. Francine Romero, Chair

ATTEST:



Melissa Ramirez, Executive Secretary