

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
December 4, 2018**

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

Roll Call

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

ABSENT: McDaniel

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

COMBINED HEARING:

3. Consideration and recommendation on amending the City of San Antonio Historic Design Guidelines to include the Mission Historic District Design Manual for the Mission Historic District and designated structures in the World Heritage Buffer Zone. Staff recommends Approval.

COMMISSION ACTION

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

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

NAY: None

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, 2 returned in favor and 0 returned in opposition and no response from the Lonestar Neighborhood Association and the Collins Garden Neighborhood Association is in support.

COMMISSION ACTION

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

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

THE MOTION CARRIED

10. **ZONING CASE # Z-2018-900012 (Council District 3):** A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-40" Multi-Family District on 0.022 acres out of NCB 3000, located at 135 Palo Blanco. Staff recommends Approval.

Staff mailed 33 notices to the surrounding property owners, 0 returned in favor and 0 returned in opposition and no response from the Roosevelt Park Neighborhood Association.

COMMISSION ACTION

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

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

THE MOTION CARRIED

13. **ZONING CASE # Z-2018-900021 (Council District 10):** A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on 2.136 acres out of NCB 8695, located at 323 Rainbow Drive. Staff recommends Approval.

Staff mailed 63 notices to the surrounding property owners, 2 returned in favor and 0 returned in opposition and no registered neighborhood associations.

COMMISSION ACTION

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

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

THE MOTION CARRIED

15. **ZONING CASE # Z-2018-900024 (Council District 5):** A request for a change in zoning from "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ MLOD-2 MLR-2 AHOD" Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "RM-4" Residential Mixed District on NCB 2322, Block 1, Lot 12, located at 2619 Buena Vista Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 2018-900006)

Staff mailed 22 notices to the surrounding property owners, 0 returned in favor and 0 returned in opposition and no response from the Prospect Hill Neighborhood Association.

COMMISSION ACTION

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

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

THE MOTION CARRIED

16. **ZONING CASE # Z-2018-900026 CD (Council District 2):** A request for a change in zoning from "C-2 MC-3 AHOD" Commercial Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District to "C-2 CD MC-3 AHOD" Commercial Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales (Full Service) on 4.877 acres out of NCB 12162 and NCB 12163, located at 2135 Austin Highway. Staff recommends Approval.

Staff mailed 13 notices to the surrounding property owners, 0 returned in favor and 0 returned in opposition no registered neighborhood association.

COMMISSION ACTION

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

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

THE MOTION CARRIED

17. **ZONING CASE # Z-2018-900027 S (Council District 3):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-1 S AHOD" Light Commercial Airport Hazard Overlay District with Specific Use Authorization for Medical – Clinic (Physician And/Or Dentist) on Lot TR-4, NCB 9495, located at 115 Genevieve Drive. Staff recommends Approval.

Staff mailed 17 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 McGhee and seconded by Commissioner Bustamante to recommend approval.

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

THE MOTION CARRIED

19. **ZONING CASE # Z-2018-900031 (Council District 2):** A request for a change in zoning from "RM-5 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and Five (5) Residential Units on NCB 46, Block 1, Lot A-3, located at 1414 Austin Street. Staff recommends Approval.

Staff mailed 18 notices to the surrounding property owners, 2 returned in favor and 0 returned in opposition and no response from the Downtown Residents Association.

COMMISSION ACTION

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

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

THE MOTION CARRIED

20. **ZONING CASE # Z-2018-900032 (Council District 1):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 22, Block 3, NCB 2073, located at 1015 Culebra Road. Staff recommends Approval.

Staff mailed 32 notices to the surrounding property owners, 1 returned in favor and 0 returned in opposition and no response from the West End Hope in Action Community Association.

COMMISSION ACTION

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

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

THE MOTION CARRIED

22. **ZONING CASE # Z-2018-900036 (Council District 1):** A request for a change in zoning from "C-3NA RIO-2 AHOD" General Commercial Nonalcoholic Sales 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 "C-2" Commercial District and "MF-50" Multi-Family District on Lot 1 and Lot 2, Block 17, NCB 974, located at 216 and 218 E Josephine Street. Staff recommends Approval.

Staff mailed 7 notices to the surrounding property owners, 0 returned in favor and 0 returned in opposition and no response from the Tobin Hill Community Association.

COMMISSION ACTION

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

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

THE MOTION CARRIED

23. **ZONING CASE # Z-2018-900043 (Council District 4):** A request to assign zoning from "OCL" Outside City Limits to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on 90.770 acres out of CB 4298, located at 13886 Watson Rd. Staff recommends Approval.

Staff mailed 20 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 Bustamante to recommend approval.

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

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION:

4. **ZONING CASE # Z-2018-900007 (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, "RM-4 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District,"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-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 2.034 acres out of NCB 6230, generally located south of the intersection of Pleasanton Road and South Flores Street. Staff recommends Approval.

Staff mailed 51 notices to the surrounding property owners, 0 returned in favor and 0 returned in opposition and there is no registered neighborhood association.

Ian Cochran, Pleasanton and Flores Intersection, stated all properties are vacant and would like to rezone the properties for future development.

No Citizens appeared to speak.

COMMISSION ACTION

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

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

THE MOTION CARRIED

5. **ZONING CASE # Z-2018-900008 (Council District 2):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 11 and Lot 12, Block 15, NCB 1292, located at 111 Seguin Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 2018-900004)

Staff mailed 19 notices to the surrounding property owners, 0 returned in favor and 0 returned in opposition and the Government Hill Alliance is in support.

Jim Leonard, 6800 Block of NE 1604, requested to build single family and have met with neighborhood associations, who are in support.

The following citizens appeared to speak.

Denise Homer, 821 Mason, spoke in favor.

Cindy Tower, Government Hill Association, spoke in favor.

Joanna Murrillo, 1955 Pan Am Hwy, spoke in favor.

Chuck Massey, chose not to speak.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

6. **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" High-Rise Office Lackland Military Lighting Overlay Military Lighting Region-1 Airport Hazard Overlay District, and "C-3NA MLOD-2 MLR-1 AHOD" General Commercial Non-Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region-1 Airport Hazard Overlay District to "R-3 MLOD-2 MLR-1 AHOD" Residential Single-Family 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 14 returned in opposition and no registered neighborhood association.

Alex Cantu, 2220 Calle Estrella, stated the applicant will build 2-3 bedroom homes that will fit the character of the neighborhood and has worked extensively to find a viable solution.

The following citizens appeared to speak.

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

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

COMMISSION ACTION

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

AYES: Bustamante, Head, Kamath, Lopez, McGhee, Rosalez, Gibbons,

NAY: Sipes, Nix, Romero

THE MOTION CARRIED

The Zoning Commission recessed for a break at 2:00pm and reconvened at 2:12pm.

8. **ZONING CASE # Z2018353 (Council District 10):** A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "C-2NA AHOD" Commercial Non-Alcoholic Sales Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on 26.386 acres out of CB 5021, generally located in the 6800 block of NE Loop 1604. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18109)

Staff mailed 22 notices to the surrounding property owners, 1 returned in favor and 2 returned in opposition and Fox Run Neighborhood Association is in support.

Kristin Ramirez, 100 W. Houston Suite 1250, stated the Fox Run Association was concerned about traffic and the applicant has addressed the issue and has the support of the Neighborhood Association.

No citizens appeared to speak.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

9. **ZONING CASE # Z-2018-900005 (Council District 1):** A request for a change in zoning from "O-2 AHOD" Office High-Rise Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 13, Block 8, NCB 9121, located at 5101 San Pedro Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 2018-900008)

Staff mailed 34 notices to the surrounding property owners, 0 returned in favor and 1 returned in opposition and Northmoor and Olmos Park Neighborhood Association is opposed.

COMMISSION ACTION

A motion was made by Commissioner Lopez and seconded by Commissioner Gibbons to continue to December 18, 2018.

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

THE MOTION CARRIED

11. **ZONING CASE # Z-2018-900013 (Council District 2):** A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District for Seven (7) Residential Units on the South 50-feet of the West 23.6-feet of Lot 23, the South 50-feet of Lot 24, Lot 22, and East 27.8-feet of Lot 23, Block 2, NCB 1406, located at 115 Gravel Street and 618 S Pine. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 2018-900012)

Caroline McDonald, 112 East Pecan, stated they have met with the neighborhood association and have their full unconditional support.

Staff mailed 54 notices to the surrounding property owners, 1 returned in favor and 2 returned in opposition and the Denver Heights Neighborhood Association is in support.

The Following citizens appeared to speak.

Erica Hazel, 109 Gravel, spoke in opposition.

COMMISSION ACTION

A motion was made by Commissioner Head and seconded by Commissioner Rosalez for Approval.

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

THE MOTION CARRIED

12. **ZONING CASE # Z-2018-900014 (Council District 2):** A request for a change in zoning from "R-5 H AHOD" Residential Single-Family Government Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Government Hill Historic Airport Hazard Overlay District for 10 Residential Units on 0.411 acres out of NCB 1276, located at 1943 Interstate 35 North. Staff recommends Denial with an Alternate Recommendation, pending Plan Amendment. (Associated Plan Amendment 2018-900003)

Staff mailed 26 notices to the surrounding property owners, 1 returned in favor and 0 returned in opposition and no response from the Government Hill Alliance.

Ken Brown, 112 E. Pecan, stated they wished to rezone the property and have met with both recognized neighborhood associations who are in support and asked for the commission's support.

The Following citizens appeared to speak.

Cindy Tower, Government Hill Association, spoke in opposition.
Joanna Murillo, Government Hill Association, spoke in opposition.
Chuck Massey, yielded time to Denise Homer.
Denise Homer, 821 Mason, spoke in opposition.

COMMISSION ACTION

A motion was made by Commissioner Head and seconded by Commissioner Gibbons for Approval.

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

THE MOTION CARRIED

14. **ZONING CASE # Z-2018-900022 (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 Light Region 2 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Light Region 2 Airport Hazard Overlay District on Lot 368B and Lot 369, NCB 8735, located at 746 McCauley Avenue. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment 2018-900005)

Staff mailed 14 notices to the surrounding property owners, 0 returned in favor and 0 returned in opposition and no registered neighborhood association.

Helen Paredes Rodriguez, 746 McCauley Ave, requested to change her request from C-2 to C-1 to for a full service Salon.

No citizens appeared to speak.

COMMISSION ACTION

A motion was made by Commissioner McGhee and seconded by Commissioner Bustamante for Approval with an alternate recommendation of C-1.

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

THE MOTION CARRIED

18. **ZONING CASE # Z-2018-90030 S (Council District 2):** A request for a change in zoning from "I-2" General Industrial District to "R-4 S" Residential Single-Family District with Specific Use Authorization for a Manufactured Home on Lot 14, Block 11, NCB 1204, located at 423 Runnels Avenue. Staff recommends Approval.

Staff mailed 28 notices to the surrounding property owners, 0 returned in favor and 0 returned in opposition and no response from the Government Hill Alliance.

The Following citizens appeared to speak.

Cindy Tower, Government Hill Association, spoke in opposition.
Joanna Murillo, Government Hill Association, passed.
Chuck Massey, Government Hill Association, passed.
Denise Homer, 821 Mason, passed

COMMISSION ACTION

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

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

THE MOTION FAILED

COMMISSION ACTION

A motion was made by Commissioner Bustamante and seconded by Commissioner Gibbons for reconsideration.

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

THE MOTION CARRIED

COMMISSION ACTION

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

AYES: Bustamante, Gibbons, Lopez, Nix, McGhee, Romero

NAY: Rosalez, Sipes, Head, Kamath

THE MOTION CARRIED

21. **ZONING CASE # Z-2018-900035 (Council District 1):** A request for a change in zoning from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District and "C-2P AHOD" Commercial Pedestrian Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "MF-40" Multi-Family District on 0.332 acres out of NCB 1002, located at 916 and 922 East Elmira Street. Staff recommends Approval.

Staff mailed 14 notices to the surrounding property owners, 4 returned in favor and 0 returned in opposition and no response from the Tobin Hill Community Association.

Ashley Farrimond, Kaufman & Killen, requested a continuance to December 18, 2018.

No citizens appeared to speak.

Mr. Head left the meeting 3:45pm.

COMMISSION ACTION

A motion was made by Commissioner Lopez and seconded by Commissioner Nix for continuance to December 18, 2018.

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

NAY: None

ABSENT: Head

THE MOTION CARRIED

Mr. Head returned to the meeting at 3:48pm.

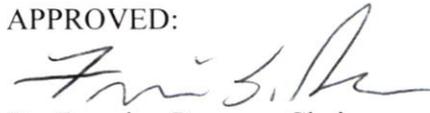
Director's Report: Infill Development Zone Updates.

There being no further business, the meeting was adjourned at 3:50pm.

December 4, 2018

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APPROVED:



Dr. Francine Romero, Chair

ATTEST:



Melissa Ramirez, Executive Secretary