

City of San Antonio



Zoning Commission Minutes

Development and Business Services
Center
1901 South Alamo

January 15, 2019

1:00PM

1901 S. Alamo

Zoning Commission Members

A majority of appointive Members shall constitute a quorum.

Dr. Francine Romero, Chair, District 8
Joy McGhee, Vice-Chair, District 3
Ba’Ron Head, Pro-Tem, District 2

Oscar Rosalez, District 6 | Sofia Lopez, District 1 | John Bustamante, District 5 |
Robert Sipes, District 7 | Joe Nix, District 10 | Patricia Gibbons, District 9 |
Suren Kamath, District 4 | Gayle McDaniel, Mayor

1:00 P.M. - Call to Order, Board Room

- **Roll Call**
- **Present: Romero, McGhee, Head, Rosalez, Lopez, Bustamante, Sipes, Nix, Gibbons, Kamath, McDaniel,**
- **Absent: None**

- Gabriela Barba and Maria E. Murray, SeproTec translators were present.

**THE FOLLOWING ITEMS MAY BE CONSIDERED AT ANY TIME DURING THE
REGULAR ZONING COMMISSION MEETING:**

Public Hearing and Consideration of the following Cases

Pledge of Allegiance

COMBINED HEARING:

The Following Citizens appeared to speak.

Jeffrey Fuller, spoke on item #22
Nancy Green, chose not to speak.
Susan Colburn, chose not to speak.
Martha Bengaly, chose not to speak.

Item # 6 **ZONING CASE # Z-2018-900045 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, "O-2 MLOD-2 MLR-2 AHOD" High-Rise Office Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard overlay District and "C-2 NA MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales 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 a Noncommercial Parking Lot, and "C-1 MLOD-2 MLR-2 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 15-16, Block 18, NCB 7881 and Lot 20, Block 3, NCB 8951, located at 930 Fitch Street. Staff recommends Approval.

Staff stated 39 notices were mailed to property owners within 200 feet, 1 returned in favor, and 0 returned in opposition and no response from the Tierra Linda Neighborhood Association.

No Citizens appeared to speak.

Motion

Chair Romero asked for a motion for item #Z2018-900045 CD as presented.

Motion: Commissioner McGhee made a motion for approval.

Second: Commissioner Rosalez

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

Opposed: None

Motion Carried

- Item # 8 **ZONING CASE # Z2018334 (Council District 7):** A request for a change in zoning from "R-6" Residential Single-Family District, "R-20" Residential Single-Family District, and "RE" Residential Estate District to "MF-18" Limited Density Multi-Family District on 3.413 acres out of NCB 14653, located at 5917 Whitby Road. Staff recommends Approval.

Staff stated 33 notices were mailed to property owners within 200 feet, 2 returned in favor, and 1 returned in opposition and no response from the Alamo Farmstead Babcock Road Neighborhood Association.

No Citizens appeared to speak.

Motion

Chair Romero asked for a motion for item #Z2018334 as presented.

Motion: Commissioner McGhee made a motion for approval.

Second: Commissioner Rosalez

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

Opposed: None

Motion Carried

- Item #10 **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-1 AHOD" Light 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 stated 34 notices were mailed to property owners within 200 feet, 0 returned in favor, and 1 returned in opposition and the Northmoor and Olmos Park Terrace neighborhood associations are opposed.

No Citizens appeared to speak.

Motion

Chair Romero asked for a motion for item #Z-2018-900005 as presented.

Motion: Commissioner McGhee made a motion for approval.

Second: Commissioner Rosalez

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

Opposed: None

Motion Carried

- Item # 15 **ZONING CASE # Z-2018-900057 (Council District 2):** A request for a change in zoning from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ-3 AHOD" High Intensity Infill Development Zone with uses permitted in "C-2" Commercial District, Multi-Family not to exceed 350 dwelling units, Bar, Micro-brewery, Beer Garden, and Hotel on Lot 1 and P-100, Lots 2-9, Lots 11-17, Lots 19-20, Lot 1A, Lot 2A, Lot 3A, Lot 4A, Lot 5A, Block 5, NCB 643, located at the intersection of East Cesar E. Chavez Boulevard and South Cherry Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2018-900015)

Staff stated 45 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no response from the Denver Heights Neighborhood Association.

No Citizens appeared to speak.

Motion

Chair Romero asked for a motion for item #Z2018-900057, as presented.

Motion: Commissioner McGhee made a motion for approval.

Second: Commissioner Rosalez

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

Opposed: None

Motion Carried

- Item # 16 **ZONING CASE # Z-2018-900058 CD (Council District 2):** A request for a change in zoning from "R-4 MC-3 AHOD" Residential Single-Family Austin Highway/Harry Wurzbach Metropolitan Corridor Airport Hazard Overlay District and "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD MC-3 AHOD" Residential Single-Family Austin Highway/Harry Wurzbach Metropolitan Corridor Airport Hazard Overlay District with Conditional Use for Noncommercial Parking and "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for Noncommercial Parking Lot on Lot 6, Lot 11, Block 13, NCB 10171, located at 919 Rittiman Road and 722 Blakeley Drive. Staff recommends Approval.

Staff stated 22 notices were mailed to property owners within 200 feet, 0 returned in favor, and 2 returned in opposition and no response from the Wilshire Village Neighborhood Association.

No Citizens appeared to speak.

Motion

Chair Romero asked for a motion for item #Z2018-900058 CD, as presented.

Motion: Commissioner McGhee made a motion for approval.

Second: Commissioner Rosalez

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

Opposed: None

Motion Carried

Item # 17 **ZONING CASE # Z-2018-900059 CD (Council District 10):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales (Full Service) on Lot 32, Block 2, NCB 14052, located at 6619 Topper Ridge. Staff recommends Approval.

Staff stated 16 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no registered neighborhood association.

No Citizens appeared to speak.

Motion

Chair Romero asked for a motion for item #Z2018-900059 CD, as presented.

Motion: Commissioner McGhee made a motion for approval.

Second: Commissioner Rosalez

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

Opposed: None

Motion Carried

Item # 20 **ZONING CASE # Z-2018-900064 (Council District 1):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for (8) Residential Units on Lot 36, Lot 37 and the west 9 feet of Lot 38, Block 3, NCB 6557, located at 137 East Norwood Court. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA2018-900019)

Staff stated 22 notices were mailed to property owners within 200 feet, 1 returned in favor, and 0 returned in opposition and the Monte Vista Terrace Neighborhood Association is in support.

No Citizens appeared to speak.

Motion

Chair Romero asked for a motion for item #Z2018-900064, as presented.

Motion: Commissioner McGhee made a motion for approval.

Second: Commissioner Rosalez

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

Opposed: None

Motion Carried

Item # 23 **ZONING CASE # Z-2018-900068 (Council District 2):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District, a Bar/Nightclub without cover charge 3 or more days per week and Live Entertainment on Lot 8, NCB 500, located at 415 Milam Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA2018-900025)

Staff stated 25 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no registered neighborhood association.

No Citizens appeared to speak.

Motion

Chair Romero asked for a motion for item #Z2018-900068 as presented.

Motion: Commissioner McGhee made a motion for approval.

Second: Commissioner Nix

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

Opposed: None

Motion Carried

COMBINED HEARING II:

Item # 7 **ZONING CASE # Z-2018-900055 HL (Council District 5):** A request for a change in zoning from "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region-2 Airport Hazard Overlay District and "C-3 S MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region-2 Airport Hazard Overlay District with Specific Use Authorization for a Communication Transmission Tower to "I-1 HL MLOD-2 MLR-2 AHOD" General Industrial Historic Landmark Lackland Military Lighting Overlay Military Lighting Region-2 Airport Hazard Overlay District and "C-3 S HL MLOD-2 MLR-2 AHOD" General Commercial Historic Landmark Lackland Military Lighting Overlay Military Lighting Region-2 Airport Hazard Overlay District with Specific Use Authorization for a Communication Transmission Tower on 1.7684, NCB 18, located at 905 Nogalitos Street. Staff recommends Approval.

Staff stated 15 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no response from the Collins Garden Neighborhood Association.

No Citizens appeared to speak.

Motion

Chair Romero asked for a motion for item #Z2018-900055 HL, as presented.

Motion: Commissioner McGhee made a motion for a continuance to February 5, 2019.

Second: Commissioner Rosalez

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

Opposed: None

Motion Carried

Individual Consideration:

- Item # 2 **ZONING CASE # Z2018271 ERZD (Council District 8):** A request for a change in zoning from "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District to "MXD ERZD" Mixed Use Edwards Recharge Zone District on 5.75 acres out of NCB 14615, located at 8014 West Hausman Road. Staff recommends Approval.

Staff stated 11 notices were mailed to property owners within 200 feet, 10 returned in favor, and 0 returned in opposition and the Woller Creek Neighborhood Association is in support. 4 residents outside the notification buffer are in opposition.

Mark Barr, SAWS, reviewed the application and recommended approval of 65% impervious mixed use cover.

Ashley Farrimond, Kaufman & Killen, gave a brief presentation of the property and its future uses and its proximity to Brandies High School. She addressed drainage and traffic in her presentation.

No Citizens appeared to speak.

Motion

Chair Romero made for a motion for item #Z2018271 ERZD as presented.

Motion: Commissioner Romero made a motion for Approval with SAWS recommendations.

Second: Commissioner Sipes

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

Opposed: None

Motion Carried

- Item # 3 **ZONING CASE # Z-2018-900015 CD S ERZD** (Council District 10): A request for a change in zoning from "C-2 ERZD" Commercial Edwards Recharge Zone District to "C-2 CD S ERZD" Commercial Edwards Recharge Zone District with Conditional Use and Specific Use Authorization for Outside Storage on 3.347 acres out of NCB 17338, located at 17115 Redland Road. Staff recommends Approval.

Staff stated 4 notices were mailed to property owners within 200 feet, 1 returned in favor, and 0 returned in opposition and no registered neighborhood association.

Mike Escalante SAWS, reviewed the application and recommended approval of 65% impervious mixed use cover

Caroline McDonald, Brown and Ortiz, stated they worked with SAWS and other organizations on this projects and also submitted an updated site plan for the record.

No Citizens appeared to speak.

Motion

Chair Romero made for a motion for Approval for item #Z20189015 CD S ERZD as presented.

Motion: Chair Nix made a motion for Approval with SAWS recommendations.

Second: Commissioner Head

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

Opposed: None

Motion Carried

Item # 4

ZONING CASE # Z-2018-900051 ERZD (Council District 8): A request for a change in zoning from "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District to "PUD MF-18 ERZD" Planned Unit Development Limited Density Multi-Family Edwards Recharge Zone District on 9.490 acres out of NCB 14615, located at 12735 Woller Road. Staff recommends Approval.

Staff stated 42 notices were mailed to property owners within 200 feet, 2 returned in favor, and 6 returned in opposition and the Woller Creek Neighborhood Association is in support. 11 residents outside the notification buffer are also opposed.

Mike Barr, SAWS, stated they reviewed the case and recommend approval with 50% impervious cover.

Ken Brown, Brown & Ortiz, requested a continuance to February 5th, 2019.

The Following Citizens appeared to speak.

Jeani Sandberg, spoke in opposition.

Motion

Chair Romero made a motion for item #Z20189051 ERZD as presented.

Motion: Commissioner Romero made a motion for a continuance to February 5, 2019.

Second: Commissioner McGhee

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

Opposed: None

Motion Carried

Item # 5 **ZONING CASE # Z-2018-900029 S (Council District 7):** 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 Authorization for a Carwash on Lot 9, Block 2, NCB 12472, located at 7350 Callaghan Road. Staff recommends Approval.

Staff stated 9 notices were mailed to property owners within 200 feet, 1 returned in favor, and 0 returned in opposition and no registered neighborhood association.

Ian Cochran, Geo-Development Services, stated he provided the Commission with an updated site plan and wishes to move forward with this project.

No Citizens appeared to speak.

Motion

Chair Romero asked for a motion for item #Z2018029 S as presented.

Motion: Commissioner Sipes made a motion for Approval with the following conditions;

1. Hours of operation from 8am – 8pm, Sun –Sat.
2. Solid screen fence next to adjacent properties.
3. Landscape buffer of 15 feet.

Second: Commissioner McDaniel

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

Opposed: Gibbons

Motion Carried

Item #9 **ZONING CASE # Z2018346 (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 and "C-2NA MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales 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 for an office, auto light truck repair, and uses permitted in "C-2P" Commercial Pedestrian District and "R-4" Residential Single-Family District on 0.38 acres out of NCB 6128, generally located Southwest of Colima Street and South Zarzamora Street. Staff recommends Denial. (Associated Plan Amendment PA18102)

Staff stated 45 notices were mailed to property owners within 200 feet, 5 returned in favor, and 0 returned in opposition and the Historic Westside Neighborhood Association is opposed.

Caroline McDonald, Brown & Ortiz, stated the applicant has owned the property since 2005 and needs to expand their business. A petition was circulated to show support. The applicant has also met with the Historic Westside Neighborhood Association.

The following Citizen appeared to speak.

Irma Hoffman, Historic Westside Neighborhood Association, spoke in opposition.

Motion

Chair Romero asked for a motion for item #Z2018346 as presented.

Motion: Commissioner Bustamante made a motion for a continuance to February 5, 2019.

Second: Commissioner Rosalez

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

Opposed: None

Motion Carried

Item #12 **ZONING CASE # Z-2018-900017 (Council District 1):** A request for a change in zoning from "C-2NA NCD-2 AHOD" Commercial Nonalcoholic Sales Alta Vista Neighborhood Conservation Airport Hazard Overlay District and "O-1 IDZ NCD-2 AHOD" Office Infill Development Zone Overlay Alta Vista Neighborhood Conservation Airport Hazard Overlay District to "IDZ NCD-2 AHOD" Infill Development Zone Alta Vista Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and a Theater on 0.411 acres out of NCB 1891, located at 741 and 725 West Ashby Place. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA2018-900013)

Staff stated 21 notices were mailed to property owners within 200 feet, 0 returned in favor, and 3 returned in opposition and the Alta Vista Neighborhood Association is in favor of a continuance.

Patrick Christensen, 310 S. St. Mary's Suite 2700, requested a continuance and amended the request to IDZ with uses permitted for Entertainment /Theater Venue (Indoor) and Studio/Fine Arts Performance.

The following Citizen appeared to speak.

Teresa Nino, Alta Vista Neighborhood President supported a continuance.

Kathleen Baily, 1722 W. French Place, supports the continuance.

George Green, SA Public Theatre, supports the continuance.

Motion

Chair Romero asked for a motion for item #Z20189017 as presented.

Motion: Commissioner Lopez made a motion for a continuance to February 19, 2019.

Second: Commissioner Nix

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

Opposed: None

Motion Carried

Item #13 **ZONING CASE # Z-2018-900020 CD (Council District 9):** A request for a change in zoning from "O-2 MLOD-1 MLR-2 AHOD" High-Rise Office Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 CD MLOD-1 AHOD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for Office/Warehouse (Flex Space) on 1.269 acres out of NCB 17862, located at 14501 Blanco Road. Staff recommends Approval.

Staff stated 10 notices were mailed to property owners within 200 feet, 2 returned in favor, and 0 returned in opposition and no response from the Cadillac Drive Neighborhood Association.

Ken Brown, 110 East Pecan St, requested a continuance to the February 5, 2019.

No Citizen appeared to speak.

Chair Romero asked for a motion for item #Z2018-900020 CD as presented.

Motion: Commissioner Gibbons made a motion for a continuance to February 5, 2019.

Second: Commissioner Head

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

Opposed: None

Motion Carried

The Zoning Commission recessed for a break at 2:36pm and reconvened at 2:46pm.

Item #14 **ZONING CASE # Z-2018-900039 (Council District 5):** A request for a change in zoning from "I-2 MLOD-2 MLR-2 AHOD" Heavy Industrial 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 Multi-family uses not to exceed 200 units on 3.767 acres out of NCB 3551, located at 200 Tampico Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2018-900011)

Staff stated 11 notices were mailed to property owners within 200 feet, 1 returned in favor, and 0 returned in opposition and the Historic Westside Neighborhood Association is opposed.

Ashley Farrimond, 100 W. Houston St, requested a continuance to February 5, 2019

No Citizen appeared to speak.

Motion

Chair Romero asked for a motion for item #Z2018-900039 as presented.

Motion: Commissioner Bustamante made a motion for a continuance to February 5, 2019.

Second: Commissioner Rosalez.

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

Opposed: None

Motion Carried

- Item #18 **ZONING CASE # Z-2018-900062 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 Region 2 Airport Hazard Overlay District to "C-2 CD AHOD MLOD-2 MLR-2" Commercial Lackland Military Lighting Overlay Military Region 2 Airport Hazard Overlay District with Conditional Use for a Tattoo Parlor/Studio on Lot 23 and Lot 24, Block 9, NCB 3912, located at 308 Espinosa Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2018-900018)

Staff stated 24 notices were mailed to property owners within 200 feet, 0 returned in favor, and 1 returned in opposition and no registered neighborhood association.

Rene Saucedo, representative, gave a short briefing on the property and asked for approval.

No Citizen appeared to speak.

Motion

Chair Romero asked for a motion for item #Z2018-900062 as presented.

Motion: Commissioner Bustamante made a motion for a continuance to February 5, 2019.

Second: Commissioner McDaniel

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

Opposed: None

Motion Carried

- Item #19 **ZONING CASE # Z-2018-900063 (Council District 7):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 0.703 acres out of NCB 17957, located at 8373 Eckhert Road. Staff recommends Approval.

Staff stated 24 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no response from the Alamo Farmstead Babcock Road or Eckhert Crossing Neighborhood Associations.

Ian Cochran, Representative stated they wish to demolish the structure and relocate two to three businesses on the property.

No Citizens appeared to speak.

Motion

Chair Romero asked for a motion for item #Z2018-900063 as presented.

Motion: Commissioner Sipes made a motion for a continuance to February 5, 2019.

Second: Commissioner McDaniel

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

Opposed: None

Motion Carried

Item #21 **ZONING CASE # Z2018-900065 (Council District 2):** A request for a change in zoning from "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "R-4 AHOD" Residential Single Family Airport Hazard Overlay District located on 66.47 acres out of NCB 16555, northwest of North Graytown Road and Boeing Drive. Staff recommends Approval.

Staff stated 19 notices were mailed to property owners within 200 feet, 0 returned in favor, and 11 returned in opposition and there is no neighborhood association. There was opposition from the owners outside the 200 foot buffer located in Schertz, San Antonio and Converse.

Nina Prado, Brown and Ortiz, gave a presentation, provided exhibits and a history of the property. She stated that 35 northern acres will be undeveloped and explained why her rezoning is best for the property.

The Following Citizens appeared to speak.

John Hamerla, spoke in opposition
Issac Day, spoke in opposition
Cate O'Conner, spoke in opposition
James Wilkens, spoke in opposition
Robert Fox, conceded time to Mark Gregory
Linda Lewis, spoke in opposition
Mark Gregory, spoke in opposition
Jeff, Bellitt, spoke in opposition
Ashley Bellitt, spoke in opposition
Wanda Miller, spoke in opposition
Evelyn Torres, spoke in opposition
David Torres, spoke in opposition

Shawn L. Patterson, spoke in opposition
Daryl Clark, spoke in opposition
Travis Armstrong, spoke in opposition
Larry Lewis, spoke in opposition
Clark McChesney, spoke in opposition
Ernest Thompson, conceded time to Clark McChesney
LaKeesha Broughton, spoke in opposition

Motion

Chair Romero asked for a motion for item #Z2018-900065 as presented.

Motion: Commissioner Head made a motion for a continuance to February 19, 2019.

Second: Commissioner Rosalez

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

Opposed: Romero

Motion Carried

Approval of Minutes

Item # 25 Consideration and Approval on the Minutes from January 15, 2019.

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

Item # 27 Nomination and Election of Zoning Commission Officers;

Chair Romero instructed staff to begin the Election of Officers.

Catherine Hernandez asked for a nomination for Zoning Chairman.

Motion: Commissioner Bustamante nominated Commissioner McGhee

In Favor: Rosalez, Sipes, McDaniel, Lopez, McGhee, Bustamante, Gibbons, Romero

Opposed: Nix, Head, Kamath

Catherine Hernandez asked for any other nominations for Zoning Chairman.

Motion: Commissioner Nix nominated Commissioner Head

In Favor: Nix, Head, Kamath

Opposed: Rosalez, Sipes, McDaniel, Lopez, McGhee, Bustamante, Gibbons, Romero

Commissioner McGhee elected Zoning Commission Chair.

Catherine Hernandez asked for a nomination for Zoning Vice-Chair.

Motion: Commissioner Kamath nominated Commissioner Bustamante

In Favor: Lopez, Bustamante, Kamath, McGhee

Opposed: Rosalez, Sipes, Nix, Gibbons, Head, McDaniel, Romero

Catherine Hernandez asked for any other nominations for Zoning Vice- Chair.

Motion: Commissioner Nix nominated Commissioner Head

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

Opposed: None

Commissioner Head elected Zoning Commission Vice-Chair.

Catherine Hernandez asked for a nomination for Zoning Pro-Tem.

Motion: Commissioner McGhee nominated Commissioner Bustamante

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

Opposed: None

Commissioner Bustamante elected Zoning Commission Pro-Tem.

Director's Report: Work session updates, Unconscious Bias Training February 5, 2019.

Adjournment

There being no further business, the meeting was adjourned at 4:58 p.m.

APPROVED

A handwritten signature in black ink, appearing to read 'Joy McGhee', written over a horizontal line.

Joy McGhee, Vice Chair

ATTEST:

A handwritten signature in green ink, appearing to read 'Melissa Ramirez', written over a horizontal line.

Melissa Ramirez, Assistant Director