

City of San Antonio



Zoning Commission Minutes

Development and Business Services
Center
1901 South Alamo

February 19, 2019

1:00PM

1901 S. Alamo

Zoning Commission Members

A majority of appointive Members shall constitute a quorum.

Joy McGhee, Chair, District 3
Ba'Ron Head, Vice-Chair, District 2
John Bustamante, Pro-Tem, District 5

Oscar Rosalez, District 6 | Sofia Lopez, District 1 | Dr. Francine Romero, District 8 |
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, Bustamante, Sipes, Nix, Gibbons, Kamath, McDaniel
- Absent: Rosalez, Lopez
- 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:

No Citizens appeared to speak.

- Item # 8 **ZONING CASE # Z-2019-900087 S (Council District 2):** A request for a change in zoning from "R-5 S" Residential Single-Family District with Specific Use Authorization for a Wireless Communication System and "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 and NCB 11638, located at 323 Rice Road. Staff recommends Approval.

Staff stated 6 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 McGhee asked for a motion for item #Z2019-900087 S as presented.

Motion: Commissioner Head made a motion for approval

Second: Commissioner Nix

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

Opposed: None

Motion Carried

- Item # 10 **ZONING CASE # Z-2019-10700003 (Council District 2):** A request for a change in zoning from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 27 and Lot 28, Block 53, NCB 1626, located at 323 Denver Boulevard. Staff recommends Approval.

Staff stated 34 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and the Denver Heights Neighborhood Association is in support.

No Citizens appeared to speak.

Motion

Chair McGhee asked for a motion for item #Z2019-900003 as presented.

Motion: Commissioner Head made a motion for approval.

Second: Commissioner Nix

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

Opposed: None

Motion Carried

- Item #11 **ZONING CASE # Z-2019-10700004 CD (Council District 1):** 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 a Dance Hall on Lot 43, NCB 11880, located at 8123 Broadway Street. Staff recommends Approval.

Staff stated 42 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no response from the Oak Park – Northwood Neighborhood Association.

No Citizens appeared to speak.

Motion

Chair McGhee asked for a motion for item #Z2019-10700004 CD as presented.

Motion: Commissioner Head made a motion for approval.

Second: Commissioner Nix

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

Opposed: None

Motion Carried

- Item # 12 **ZONING CASE # Z-2019-10700005 CD (Council District 1):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for three (3) residential dwelling units on Lot 2, Block 10, NCB 2994, located at 507 East Ashby Place. Staff recommends Approval.

Staff stated 41 notices were mailed to property owners within 200 feet, 0 returned in favor, and 1 returned in opposition and the Tobin Hill Neighborhood Association is in support.

No Citizens appeared to speak.

Motion

Chair McGhee asked for a motion for item # Z-2019-10700005 CD as presented.

Motion: Commissioner Head made a motion for approval.

Second: Commissioner Nix

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

Opposed: None

Motion Carried

Item # 13 **ZONING CASE # Z-2019-10700006 (Council District 2):** A request to assign zoning for property Outside the City Limits to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 45.637 acres out of NCB 5088, located at 10925 Green Road. 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 McGhee asked for a motion for item #Z-2019-10700006 as presented.

Motion: Commissioner Head made a motion for approval.

Second: Commissioner Nix

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

Opposed: None

Motion Carried

Item # 15 **ZONING CASE # Z-2019-10700008 (Council District 5):** A request for a change in zoning from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-3 MLOD-2 MLR-2 AHOD" High Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Beverage Manufacturing and Distribution, and Wine Manufacturing and Distribution on Lot 13, Block 4, NCB 2820, located at 502 North Zarzamora Street. Staff recommends Approval.

Staff stated 37 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no response from the West End Hope in Action/ Prospect Hill Neighborhood Associations.

No citizens appeared to speak.

Motion

Chair McGhee asked for a motion for item # Z-2019-10700008 as presented.

Motion: Commissioner Head made a motion for approval.

Second: Commissioner Nix

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

Opposed: None

Motion Carried

Individual Consideration:

Item # 2 **(Continued from 01/15/19) 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-1IDZ 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 for Entertainment Venue (Indoor), Theater - Indoor With Two or less Screens And/Or Stages, and Studio - Fine or Performing Arts 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 with Alta Vista is in support and 23 notices outside the notification area are in support.

Patrick Christensen, 310 S. St. Mary's, requested a continuance to March 5, 2019.

No Citizens appeared to speak.

Motion

Chair McGhee made for a motion for item # Z-2018-900017 as presented.

Motion: Commissioner McDaniel made a motion for a continuance to March 5, 2019.

Second: Commissioner Bustamante

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

Opposed: None

Motion Carried

Item # 3 **(Continued from 01/15/19) 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 Boenig 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 was a response from Joint Base San Antonio Expressing non objection to the project and no registered neighborhood association.

Daniel Ortiz, Brown & Ortiz, gave an extensive presentation regarding the project and stated they met the residents who provided feedback. Mr. Ortiz then stated the revised their plan with the input.

The Following Citizens appeared to speak.

Clark McChesney, 7018 Hallie Hills, spoke in opposition.
Darryl Clark, 10645 Gage Park, spoke in opposition.
Evelyn Torres, 6651 N. Graytown, spoke in opposition.
Kathy Finley, 10307 Ivy Horn, spoke in opposition.
Linda Lewis, 6414 Stearin Way, spoke in opposition.
Larry Lewis, 6414 Stearin Way, spoke in opposition.
Ken Chapman, 10601 Gage Park, spoke in opposition.
Shawn Patterson, 6518 Stearn Way, spoke in favor.
Travis Armstrong, 10542 Connell Road, spoke in opposition.
Virgil Thompson, 6723 Hallie Heights, spoke in opposition.
Audrey Thompson, yielded time to Virgil Thompson.
Carolyn Williams, 6402 Talley Way, spoke in opposition.

Motion

Chair McGhee made for a motion for Approval for item # Z2018-900065 as presented.

Motion: Commissioner Head made a motion for Approval

Second: Commissioner Bustamante

In Favor: Head, Bustamante, Nix, McGhee, Sipes, Kamath, Romero

Opposed: Gibbons, McDaniel

Motion Carried

The Zoning Commission recessed at 2:40pm and reconvened at 2:55pm.

- Item # 4 **(Continued from 02/05/19) ZONING CASE # Z-2018-900044 CD (Council District 3):** A request for a change of zoning from "I-1 MLOD-2 MLR-2 AHOD" General Industrial 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 and "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 Motor Vehicle Sales on 0.636 acres out of NCB 7692, located at 6014 South Flores Street. Staff recommends Approval.

Staff stated 23 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and the Mission San Jose Neighborhood Association is in support.

Alex Torvalina, 6014 S. Flores, requested the Commission approve his request with the following conditions: solid Screen fencing around property, no LED lighting, no flags or streamers, Downward Lighting only, no outside audio amplification.

No Citizens appeared to speak.

Motion

Chair McGhee made a motion for item # Z-2018-900044 CD as presented with all conditions stated.

Second: Commissioner Bustamante

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

Opposed: None

Motion Carried

- Item # 5 **ZONING CASE # Z-2018-900034 (Council District 1):** A request for a change in zoning from "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "O-1.5" Mid-Rise Office District, "MF-40" Multi-Family District, and "C-2" Commercial District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "O-1.5" Mid-Rise Office District, Multi-Family uses not to exceed 74 units per acre, and "C-2" Commercial District on 1.1644 acres out of NCB 3028, located at 246 and 252 West Josephine Street and 323, 327, and 331 West Grayson Street. Staff recommends Approval.

Staff stated 48 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no response from the Tobin Hill Neighborhood Association.

James Griffin, Brown & Ortiz, requested a continuance to March 5, 2019.

No Citizens appeared to speak.

Motion

Chair McGhee asked for a motion for item # Z-2018-900034 as presented.

Motion: Commissioner McDaniel made a motion for a continuance to March 5, 2019.

Second: Commissioner Nix

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

Opposed: None

Motion Carried

- Item # 6 **ZONING CASE # Z-2018-900084 (Council District 1):** A request for a change in zoning from "I-1 S RIO-7D AHOD" General Industrial River Improvement Overlay Airport Hazard Overlay District with Specific Use Authorization for Candle Manufacturing to "MF-65 RIO-7D AHOD" High Density Multi-Family River Improvement Overlay Airport Hazard Overlay District on 1.4457 acres out of NCB 921, located at 918 South Laredo Street. Staff recommends Approval.

Staff stated 98 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no registered neighborhood association.

Patrick Christensen, 310 S. St. Mary's, requested a continuance to March 5, 2019.

The Following Citizen appeared to speak.

Susie Patterson, 114 Camp St, spoke in opposition
Chris Erck, 114 Camp St, not present

Motion

Chair McGhee asked for a motion for item # Z-2018-900084

Motion: Commissioner McDaniel made a motion for a continuance to March 5, 2019.

Second: Commissioner Bustamante

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

Opposed: None

Motion Carried

- Item # 7 **ZONING CASE # Z-2018-900085 CD (Council District 3):** A request for a change in zoning from "C-1 MLOD-2 MLR-2 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-3 CD MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for a Funeral Home 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 a Funeral Home with Stone Curing-Monument Manufacturing/Storage on Lot 13, NCB 8205, located at 432 Boswell Street. Staff recommends Approval.

Staff stated 44 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no registered neighborhood association.

James Griffin, Brown and Ortiz, requested approval of his request with the following conditions: solid screen fencing, no LED lights, No large signs, Downward Lighting only and no outside amplification.

No Citizen appeared to speak.

Motion

Chair McGhee made a motion for item # Z-2018-900085 CD with the conditions as presented.

Second: Commissioner McDaniel

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

Opposed: None

Motion Carried

- Item # 9 **ZONING CASE # Z-2019-10700001 S (Council District 2):** A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "RM-4 S AHOD" Residential Mixed Airport Hazard Overlay District with Specific Use Authorization for a Daycare Center on Lot B, Block E, NCB 646, located at 611 Virginia Boulevard. Staff recommends Approval.

Staff stated 35 notices were mailed to property owners within 200 feet, 1 returned in favor, and 1 returned in opposition and Denver Heights Neighborhood Association is in support.

Pabla Mercinaro, 611 Virginia Blvd, stated she wished to open a Montessori school for a maximum of 13 children Monday through Friday 6:30am to 6:00pm.

The Following Citizen appeared to speak.

Alan Neff, 731 Olive St, not present

Maria Banda, 731 Olive St, not present

Motion

Chair McGhee asked for a motion for item # Z-2019-10700001 S as presented

Motion: Commissioner Head made a motion for Approval

Second: Commissioner Bustamante

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

Opposed: None

Motion Carried

Item # 14 **ZONING CASE # Z-2019-10700007 (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 "IDZ-1 NCD-5 AHOD" Limited Intensity Infill Development Zone Beacon Hill Neighborhood Conservation Airport Hazard Overlay District for six (6) residential dwelling units on 0.310 acres out of NCB 6523, located at 1024 Blanco Road. Staff recommends Approval.

Staff stated 25 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no response from the Beacon Hill Neighborhood Association.

Ralph Hernandez, 1024 Blanco asked to rezone from R-6 to IDZ1

The Following Citizen appeared to speak.

Tiffany Vargas, 1007 W. Lullwood, not present

Mark Spielman, 900 W. Woodlawn, read a letter of support from the Beacon Hill Neighborhood Association.

Motion

Chair McGhee asked for a motion for item # Z-2019-10700007 as presented

Motion: Commissioner McDaniel made a motion for Approval

Second: Commissioner Head

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

Opposed: None

Motion Carried

- Item # 16 **ZONING CASE # Z-2019-10700009 CD (Council District 1):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for three (3) residential dwelling units on Lot 25, Block 19, NCB 2016, located at 1806 West Ashby Place. Staff recommends Denial.

Staff stated 28 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no response from the West End Hope in Action Neighborhood Association.

No Citizen appeared to speak.

Motion

Chair McGhee asked for a motion for item # Z-2019-10700009 CD as presented

Motion: Commissioner McDaniel made a motion for continuance to March 5, 2019

Second: Commissioner Bustamante

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

Opposed: None

Motion Carried

- Item # 1 Consideration of an amendment to the Unified Development Code (UDC) to update Section 35-335 "NCD" Neighborhood Conservation District including amendments to "NCD-6" Mahncke Park Neighborhood Conservation District.

Staff gave a detailed presentation regarding "NCD-6" Mahncke Park Neighborhood Conservation District and was available for questions.

The Following Citizen appeared to speak.

George Grimes, 415 Parland Pl, spoke in opposition
Sandra Burge, 220 Ira Ave, yielded time to Mr. Grimes
Joan Brooks, 134 David Ct, yielded time to Mr. Grimes
Butch Hayes, 330 Elmhurst, spoke in opposition
Mary Evans, 431 Queen Anne Ct, expressed concerns
Francille Radman, 310 Elmhurst, expressed concerns
Bruce Martin, 458 Pershing, did not speak
Joyce Felter, 419 Parland Pl, spoke in opposition
Richard Felter, 419 Parland Pl, spoke in opposition

Scott Day, 615 Eleanor, expressed concerns
Kay Turner, spoke in opposition
Tony Westrich, 412 Funston Park, spoke in opposition
Jonathan Fly, 3308 Broadway Ste. 205, spoke in opposition

Motion

Chair McGhee asked for a motion for the item as presented

Motion: Commissioner Head made a motion for continuance to March 18, 2019

Second: Commissioner Bustamante

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

Opposed: None

Motion Carried

Approval of Minutes

Item # 17 Consideration and Approval on the Minutes from February 5, 2019.

Chair McGhee motioned for approval of the minutes and all the Commissioners voted in the affirmative as amended.

Director's Report: None

Adjournment

There being no further business, the meeting was adjourned at 4:33p.m.

APPROVED



Joy McGhee, Chair

ATTEST:



Melissa Ramirez, Assistant Director