

City of San Antonio



Zoning Commission Minutes

Development and Business Services
Center
1901 South Alamo

April 16, 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 | Sarah Olivarez, 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, Bustamante, Head, Sipes, Rosalez, Olivarez, Gibbons, Kamath, McDaniel
- Absent: Nix

- Nancy 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:**

- Item # 3 **(Continued from 04/02/19) ZONING CASE # Z-2019-10700045 (Council District 6):** A request for a change in zoning from "PUD R-5 MLOD-2 MLR-1 AHOD" Planned Unit Development Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2NA MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 5.197 acres out of NCB 17876, located at the 10100 block of Hunt Lane at Ingram Road. Staff recommends Approval. (Patricia Franco, Planner, (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department)

Staff stated 64 notices were mailed to property owners within 200 feet, 0 returned in favor, and 1 returned in opposition and no registered neighborhood association.

No Citizens appeared to speak.

Motion

Chair McGhee asked for a motion for item # **Z-2019-10700045** as presented.

Motion: Commissioner Head made a motion for approval

Second: Commissioner Bustamante

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

Opposed: None

Motion Carried

- Item # 5 **ZONING CASE # Z-2019-10700032 (Council District 4):** A request for a change in zoning from "NP-8 MLOD-2 MLR-2 AHOD" Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-5 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 106.01 acres out of CB 4300, generally located southwest of the intersection of Somerset Road and Fischer Road. Staff recommends Approval. (Sara Serra, Planner, (210) 207-7898, Sara.serra@sanantonio.gov; Development Services Department)

Staff stated 24 notices were mailed to property owners within 200 feet, 1 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-2019-10700032** as presented.

Motion: Commissioner Head made a motion for approval

Second: Commissioner Bustamante

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

Opposed: None

Motion Carried

- Item # 6 **ZONING CASE # Z-2019-10700043 (Council District 7):** 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 "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 40, Block 23, NCB 7509; located at 1432 Watkins Lane. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department)

Staff stated 29 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no response from the Culebra Park Neighborhood Association.

No Citizens appeared to speak.

Motion

Chair McGhee asked for a motion for item # **Z-2019-10700043** as presented.

Motion: Commissioner Head made a motion for approval

Second: Commissioner Bustamante

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

Opposed: None

Motion Carried

- Item # 7 **ZONING CASE # Z-2019-10700051 (Council District 2):** A request for a change in zoning from "R-4 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District to "R-2 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District on the east 30 feet of the north 86.62 feet of Lot 10, Block 18, NCB 560, located at 512 Booker Alley. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department)

Staff stated 35 notices were mailed to property owners within 200 feet, 3 returned in favor, and 0 returned in opposition and no response from the Dignowity Hill Neighborhood Association.

No Citizens appeared to speak.

Motion

Chair McGhee asked for a motion for item # **Z-2019-10700051** as presented.

Motion: Commissioner Head made a motion for approval

Second: Commissioner Bustamante

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

Opposed: None

Motion Carried

Item # 10

ZONING CASE # Z-2019-10700055 (Council District 2): A request for a change in zoning from "MXD AHOD" Mixed-Use Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 4.378 acres of CB 5088, generally located in the 10500 block of West Vasquez Circle. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

Staff stated 33 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-2019-10700055** as presented

Motion: Commissioner Head made a motion for approval

Second: Commissioner Bustamante

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

Opposed: None

Motion Carried

- Item # 11 **ZONING CASE # Z-2019-10700056 (Council District 2):** A request for a change in zoning from “RM-4 MLOD-3 MLR-1 MSAO-2 AHOD” Residential Mixed Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Martindale Army Airfield Military Sound Attenuation Overlay Airport Hazard Overlay District and “C-2 MLOD-3 MLR-1 MSAO-2 AHOD” Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Martindale Army Airfield Military Sound Attenuation Overlay Airport Hazard Overlay District to “C-3 MLOD-3 MLR-1 MSAO-2 AHOD” General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Martindale Army Airfield Military Sound Attenuation Overlay Airport Hazard Overlay District on Lot P-58B and P-58D, NCB 12867, generally located at the North West intersection of North Foster Road and Houston Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment: PA-2019-11600018) (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

Staff stated 20 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-2019-10700056** as presented.

Motion: Commissioner Head made a motion for approval

Second: Commissioner Bustamante

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

Opposed: None

Motion Carried

Individual Consideration:

- Item #2 **(Continued from 04/02/19) ZONING CASE # Z-2019-10700025 (Council District 6):** A request for a change in zoning from “C-2NA MLOD-2 MLR-2 AHOD” Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to “MF-33 MLOD-2 MLR-2 AHOD” Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 37.713 acres out of NCB 16115, generally located southeast of the intersection of Cinema Ridge and Southridge Drive. Staff recommends Approval. (Sara Serra, Planner, (210) 207-7898, sara.serra@sanantonio.gov, Development Services)

Staff stated 50 notices were mailed to property owners within 200 feet, 0 returned in favor, and 34 returned in opposition and no response from the Thunderbird Hills Neighborhood Association.

Lea Budrow, Representative, requested a continuance to May 21st, 2019.

No Citizens appeared to speak.

Motion

Chair McGhee asked for a motion for item **Z-2019-10700025** as presented

Motion: Commissioner Rosalez made a motion for a continuance to May 21, 2019

Second: Commissioner Head

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

Opposed: None

Motion Carried

Item # 4 **ZONING CASE # Z-2018-900072 (Council District 2):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot P-63, NCB 16612, located at 3831 North Foster Road. Staff recommends Denial. (Associated Plan Amendment PA2019-11600003) (Mirko Maravi, Planner, (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

Staff stated 8 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no registered neighborhood association.

James McKnight, 112 E. Pecan, does not agree with staff's interpretation of the law and believes it is an appropriate use for the property.

No Citizens appeared to speak.

Motion

Chair McGhee asked for a motion for item # **Z-2018-900072**

Motion: Commissioner Head made a motion for Approval with C-3 R

Second: Commissioner Bustamante

After further discussion Commissioner Sipes made a **friendly amendment to change from C-3 R to C-3 NA**

Commissioner Bustamante **agreed with the amendment.**

In Favor: Head, Bustamante, Sipes, McGhee, Kamath, Olivarez, Gibbons, Romero

Opposed: McDaniel, Rosalez

Motion Carried

Item # 9 **ZONING CASE # Z-2019-10700054 CD (Council District 6):** A request for a change in zoning from "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-4 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for four (4) residential dwelling units on Lot 9 and Lot 10, Block 7, NCB 9267, located at 334 Glendale Avenue. Staff recommends Denial, with an Alternate Recommendation. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department)

Staff stated 44 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no response from the Community Workers Council Neighborhood Associations.

Carlos Trevino, 334 Glendale Avenue, wishes to build a four-plex low income with sufficient parking. He stated they will comply with a setbacks and submitted letters of support from various neighbors.

The Following Citizens appeared to speak.

Ernest Gomez, 334 Glendale Avenue, spoke in support

Motion

Chair McGhee asked for a motion for item # **Z-2019-10700054 CD**

Motion: Commissioner Rosalez made a **motion** for Denial with support of staff's alternate recommendation for item # **Z-2019-10700054 CD**

Second: Commissioner Head

In Favor: Rosalez, McGhee, Sipes, Romero, Kamath, McDaniel

Opposed: Olivarez, Gibbons, Bustamante, Head

Motion Carried

- Item # 12 **ZONING CASE # Z-2019-10700060 (Council District 1):** A request for a change in zoning from "I-1 RIO-2 AHOD" General Industrial River Improvement Overlay Airport Hazard Overlay District to "IDZ-3 RIO-2 AHOD" High Intensity Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "MF-65" Multi-Family District and "C-3" General Commercial District on Lots 11-14, Lot P-100 and Lot P-101, NCB 3053, located at 815 East Ashby Place. Staff recommends Approval. (Mirko Maravi, Planner, (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

Staff stated 19 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and the Tobin Hill Neighborhood Association is in support.

Ashley Farrimond, Kaufman and Killen, gave a presentation regarding the 5 acre property. She stated the residents are in support and in favor of removing the billboards. HDRC has given conceptual support, beautiful the greenway in addition to many other improvements.

The following Citizens appeared to speak.

Patty Zaiontz, First Vice President of the San Antonio Conservation Society read a letter of support.

Motion

Chair McGhee asked for a motion for item # **Z-2019-10700060**

Motion: Commissioner Olivarez made a motion for Approval on case **Z-2019-10700060** as presented

Second: Commissioner Bustamante

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

Opposed: Gibbons

Motion Carried

Approval of Minutes

Chair McGhee motioned for approval of the March 19, 2019 and April 2, 2019 minutes and all the Commissioners voted in the affirmative.

Director's Report: None

Adjournment

There being no further business, the meeting was adjourned at 2:38 p.m.

ATTEST:

Melissa Ramirez, Assistant Director



Joy McGhee, Chair

Brian Head

