

City of San Antonio



Zoning Commission Minutes

Development and Business Services
Center
1901 South Alamo

May 7, 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, Bustamante, Head, Sipes, Rosalez, Olivarez, Nix, Kamath, McDaniel**
- **Absent: Gibbons, McGhee**
- Nancy Parias 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.**

Anne Englert, 331 Mrytle, spoke in favor of Item #15
Ernest Salinas, 175 Dalehurst, spoke in favor of Item #15
Ernesto Gomez, 202 Ezkimo, spoke in favor of Item #8
Nathan Lester, 907 Billy Mitchell, spoke in favor of Item #13
Rose Hill, President Govt. Hill Alliance, spoke in favor of Item #5

Item # 2

ZONING CASE Z-2019-10700053 (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 with uses permitted for two (2) residential dwelling units on Lot 6 and Lot 7, Block 38, NCB 1847, located at 1132 West Mistletoe Avenue. 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 the Beacon Hill Neighborhood Association is in favor.

No Citizens appeared to speak.

Motion: Vice-Chair Head asked for a motion for item # **Z-2019-10700053** as presented.

Motion: Commissioner Bustamante made a motion for approval

Second: Commissioner Nix

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

Opposed: None

Motion Carried

Item # 3

ZONING CASE Z-2019-10700057 (Council District 4): A request for a change in zoning from "MI-2 S MLOD-2 MLR-1 AHOD" Mixed Heavy Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Specific Use Authorization for an Airport, Non-Governmental to "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on approximately 163.5 acres out of NCB 12608, located at 3130 General Hudnell. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

Staff stated 11 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and the Thompson Neighborhood Association and Quintana Community Neighborhood Association were notified but have not responded.

No Citizens appeared to speak.

Motion: Vice-Chair Head asked for a motion for item # **Z-2019-10700057** as presented.

Motion: Commissioner Bustamante made a motion for approval

Second: Commissioner Nix

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

Opposed: None

Motion Carried

Item # 4

ZONING CASE Z-2019-10700058 (Council District 6): 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 to "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot P-24, NCB 15329, generally located in the 500 block of Richland Hills Drive. Staff recommends Approval. (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.

No Citizens appeared to speak.

Motion: Vice-Chair Head asked for a motion for item # **Z-2019-10700058** as presented.

Motion: Commissioner Bustamante made a motion for approval

Second: Commissioner Nix

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

Opposed: None

Motion Carried

Item # 6 **ZONING CASE Z-2019-10700061 (Council District 3):** A request for a change in zoning from "R-4 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-1 MLOD-3 MLR-2 AHOD" Light Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 17 and Lot 18, Block 1, NCB 3720, located at 3206 Clark Avenue. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

Staff stated 26 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no response from the Highland Hill Neighborhood Association.

No Citizens appeared to speak.

Motion: Vice-Chair Head asked for a motion for item # **Z-2019-10700061** as presented.

Motion: Commissioner Bustamante made a motion for approval

Second: Commissioner Nix

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

Opposed: None

Motion Carried

Item # 7 **ZONING CASE Z-2019-10700062 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 a Conditional Use for two (2) residential dwelling units on Lot 19, Block 37, NCB 8805, located at 1837 Santa Monica Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment # PA-2019-11600025) (Patricia Franco, Planner (210) 207-5876, patricia.franco@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 response from the Los Angeles Heights Neighborhood Association.

No Citizens appeared to speak.

Motion: Vice-Chair Head asked for a motion for item # **Z-2019-10700062 CD** as presented.

Motion: Commissioner Bustamante made a motion for approval

Second: Commissioner Nix

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

Opposed: None

Motion Carried

Item # 8

ZONING CASE Z-2019-10700063 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 four (4) residential dwelling units on Lot 1, Lot 2 and Lot 3, Block 2, NCB 6060, located at 202 Eskimo Street. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department)

Staff stated 20 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: Vice-Chair Head asked for a motion for item # **Z-2019-10700063 CD** as presented.

Motion: Commissioner Bustamante made a motion for approval

Second: Commissioner Nix

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

Opposed: None

Motion Carried

Item # 10

ZONING CASE Z-2019-10700065 CD (Council District 1): A request for a change in zoning from "C-3NA S AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Specific Use Authorization for a Veterinary Hospital - Small Animals to "RM-6 CD AHOD" Residential Mixed Airport Hazard Overlay District with a Conditional Use for a Professional Office on Lot 17, Lot 18 and Lot 19, Block 17, NCB 7326, located at 137 Earl Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600026) (Sara Serra, Planner, (210) 207-7898, sara.serra@sanantonio.gov; Development Services Department)

Staff stated 17 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: Vice-Chair Head asked for a motion for item # **Z-2019-10700065 CD** as presented.

Motion: Commissioner Bustamante made a motion for approval

Second: Commissioner Nix

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

Opposed: None

Motion Carried

Item # 13

ZONING CASE Z-2019-10700073 (Council District 6): A request for a change in zoning from "NP-10 MLOD-2 MLR-1 AHOD," Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "NP-10 GC-2 MLOD-2 MLR-1 AHOD" Neighborhood Preservation Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-3 NA GC-2 MAOZ-2 MLOD-2 MLR-1 AHOD" General Commercial Nonalcoholic Sales Highway 151 Gateway Corridor Military Airport Overlay Zone Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "I-1 MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "I-1 GC-2 MLOD-2 MLR-1 AHOD," General Industrial Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "I-1 GC-2 MAOZ-2 MLOD-2 MLR-1 AHOD" General Industrial Highway 151 Gateway Corridor Military Airport Overlay Zone Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District (all overlay districts remain unchanged) on 100.00 acres out of NCB 13941, located at 6245 Highway 151 and 1400 block South Callaghan. Staff recommends Approval. (Sara Serra, Planner, (210) 207-7898, sara.serra@sanantonio.gov; Development Services Department)

Staff stated 17 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: Vice-Chair Head asked for a motion for item # **Z-2019-10700073** as presented.

Motion: Commissioner Bustamante made a motion for approval

Second: Commissioner Nix

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

Opposed: None

Motion Carried

Item # 15

ZONING CASE Z-2019-10700081 (Council District 1): A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lots 11-19, Block 37, NCB 9759, Lots 21-29 and Lots 31-36, Block 33, NCB 9755, Lots 21-29 and Lots 31-36, Block 28, NCB 9750, Lots 11-29, Block 24, NCB 9746, and Lots 3-10, Block 19, NCB 9741, Lots 19-22, Block 16, NCB 9705, generally bounded by Adrian Drive to the north, Croesus Street to the south, Scales Street to the east, and Vance Jackson Road to the west. Staff recommends Approval. (Mary Moralez-Gonzales, Senior Planner (210) 207-5550, mary.moralez- Gonzales@sanantonio.gov, Development Services Department)

Staff stated 223 notices were mailed to property owners within 200 feet, 3 returned in favor, and 1 returned in opposition and the Dellview Neighborhood Association is in support.

No citizens appeared to speak.

Motion: Vice-Chair Head asked for a motion for item # **Z-2019-10700081** as presented.

Motion: Commissioner Bustamante made a motion for approval

Second: Commissioner Nix

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

Opposed: None

Motion Carried

Individual Consideration:

Item #1

(Continued from 04/02/19) ZONING CASE Z-2019-10700014 (Council District 4): A request for a change in zoning from "MI-1 S MLOD-2 MLR-2 AHOD" Mixed Light Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Specific Use Authorization for a Fairground and/or Stadium and "MI-1 MLOD-2 MLR-2 AHOD"

Mixed Light Industrial 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 122.092 acres, "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 3.527 acres and "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 9.473 acres, on 135.092 acres out of CB 4301, located at 11893 Fischer Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment # PA2019-11600002) (Sara Serra, Planner, (210) 207-7898, sara.serra@sanantonio.gov; Development Services Department)

Staff stated 20 notices were mailed to property owners within 200 feet, 1 returned in favor, and 0 returned in opposition and no registered neighborhood association.

Emily Christen, Brown and Ortiz, requested a continuance to June 18, 2019.

No citizens appeared to speak.

Motion: Vice-Chair Head asked for a motion for item # **Z-2019-10700014** as presented.

Motion: Commissioner Kamath made a motion for a continuance to June 18, 2019

Second: Commissioner Rosalez

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

Opposed: None

Motion Carried

Item # 5

ZONING CASE Z-2019-10700059 (Council District 2): A request for a change in zoning from "C-2 H MLOD-3 MLR-2 AHOD" Commercial Government Hill Historic Martindale Army Airfiled Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "R-6 H MLOD-3 MLR-2 AHOD" Residential Single-Family Government Hill Historic Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-3 H MLOD-3 MLR-2 AHOD" High Intensity Infill Development Zone Government Hill Historic Martindale Army Airfiled Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "MF" Multi-Family District up to 75 units per acre and "C-2" Commercial District on 4.066 acres out of NCB 1257, NCB 1258, and NCB 1260, generally located in the 800-900 block of Quitman Street, 512-516 Pierce Avenue, the 1900 block of Rogers Avenue, and the 900 block of Carson Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment #PA2019-11600021) (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

Staff stated 60 notices were mailed to property owners within 200 feet, 22 returned in favor, and 2 returned in opposition and the Government Hill Alliance Neighborhood Association is in support, Joint Base San Antonio does not object; Government Hill United is in support but not registered with the City of San Antonio.

Ashley Farrimond, Kaufman and Killen, gave a history of the property and its uses for the project and along with all off street parking. She stated the Project will have 3 and 4 story structures and they have worked extensively with the Military and Neighborhood Associations.

The Following Citizens appeared to speak.

Denise Homer, 821 Mason St. spoke in favor

Motion: Vice-Chair Head made a motion for approval on item # **Z-2019-10700059** as presented.

Second: Commissioner Bustamante

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

Opposed: None

Motion Carried

Item # 9

ZONING CASE Z-2019-10700064 CD (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 "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair on approximately 0.263 acres out of NCB 11260, located at 7326 New Laredo Highway. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department)

Staff stated 21 notices were mailed to property owners within 200 feet, 1 returned in favor, and 1 returned in opposition and no registered neighborhood associations.

Jose Eloy Ybarra, representative, requested to change zoning to accommodate his business, and the safety they property provides.

No Citizens appeared to speak.

Motion: Vice-Chair Head asked for a motion for item # **Z-2019-10700064 CD** as presented

Motion: Commissioner Kamath made a motion for approval with conditions;

1. **Hours of operation Monday –Friday from 10:00am to 6:00pm and Saturday from 10am-3pm, Closed on Sunday**

Second: Commissioner Bustamante

In Favor: Kamath, Bustamante, Nix, Head, Rosalez, Olivarez

Opposed: Sipes, McDaniel, Romero

Motion Carried

Item # 11

ZONING CASE Z-2019-10700066 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 a Conditional Use for a Professional Office on Lot 32, Block 58, NCB 10567, located at 567 Cherry Ridge Drive. Staff recommends Approval. (Sara Serra, Planner, (210) 207-7898, sara.serra@sanantonio.gov; Development Services Department)

Staff stated 21 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no response from the Dellview Area Neighborhood Association.

Grace Ramos, 567 Cherry Ridge Drive, lives and works out of her home and will not modify the residence and requested approval.

The following Citizens appeared to speak.

Ann Englert, 331 Myrtle, spoke in favor
Ernest Salinas, 175 Dalehurst, spoke in favor

Motion: Vice-Chair Head asked for a motion for item # **Z-2019-10700066 CD**

Motion: Commissioner Olivarez made a motion for Approval on case **Z-2019-10700066 CD** as presented

Second: Commissioner Kamath

In Favor: Olivarez, Kamath, Bustamante, Nix, Rosalez, Sipes, Romero, Head

Opposed: McDaniel

Motion Carried

Item # 12

ZONING CASE Z-2019-10700067 CD S (Council District 10): A request for a change in zoning from "C-3 S AHOD" General Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Construction Contractor Facility to "C-3 CD S AHOD" General Commercial Airport Hazard Overlay District with Conditional Use for a Construction Contractor Facility and Specific Use Authorization for Storage Shipping Container on the southwest 123 feet of Lot 22 and Lot 23, Block 1, NCB 16837, located at 10698 Hillpoint Drive. Staff recommends Approval, with Conditions. (Sara Serra, Planner, (210) 207-7898, sara.serra@sanantonio.gov; Development Services Department)

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 Oak Grove Estates Neighborhood Associations.

Jim Whittford, 10698 Hillpoint, asked for the rezoning for safety issues since his tools have been stolen on two previous occasions and has agreed to the conditions:

1. **Business operations of 8:00am to 6:00pm on weekdays and 9:00am to 1:00pm on weekends and holidays**
2. **Bufferyard 15ft at the rear property between subject property and multifamily.**
3. **8 foot solid screen fence abutting residential uses**
4. **No Temporary signs, banners, pennants, one waivers or flag signs.**

No Citizens appeared to speak.

Motion: Vice-Chair Head asked for a motion for item # **Z-2019-10700067 CD S** as presented

Motion: Commissioner Nix made a motion for approval with conditions as stated by staff.

Second: Commissioner Rosalez

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

Opposed:

Motion Carried

Item # 14

ZONING CASE Z-2019-10700075 (Council District 1): A request for a change in zoning from "MF-33 H AHOD" Multi-Family Monte Vista Historic Airport Hazard Overlay District to "RM-4 H AHOD" Residential Mixed Monte Vista Historic Airport Hazard Overlay District on Lots 6-58, Block 1, NCB 6725, Lots 1-38, Block 2, NCB 6726, Lots 1-74, Block 3, NCB 6727, Lots 1-40, Lot 47 and the West 4 Feet of Lot 41, Block 4, NCB 6728, generally bounded by East Hildebrand Avenue to the north, East Hollywood Avenue to the south, Shook Avenue to the east, and McCullough Avenue to the west. Staff recommends Approval. (Mary Morales-Gonzales, Senior Planner (210) 207-5550, mary.morales-gonzales@sanantonio.gov, Development Services Department)

Staff stated 156 notices were mailed to property owners within 200 feet, 4 returned in favor, and 2 returned in opposition and the Monte Vista Terrace Neighborhood Association and the Monte Vista Historical Association are in support.

Mary Morales-Gonzalez, City of San Antonio Land Entitlements, Zoning Department, gave a presentation and answered the Commissions questions.

The Following Citizens appeared to speak.

Charlotte Wilson, 259 E. Lullwood, spoke in opposition
Summer Greathouse, 223 W. Agarita, spoke in favor
Jane Saucedo, 327 W. Lullwood, spoke in favor
Paula Bondurant, 209 W. Craig, spoke in favor
Tony Garcia, 243 E. Huisache, spoke in favor
Gloria Uribe, 202 W. Hollywood Ave, spoke in favor
Paul Kinnison, 418 W. French Place, spoke in favor
David Leibold, 254 E. Rosewood Avenue, Spoke in favor

Motion: Vice-Chair Head asked for a motion for item # **Z-2019-10700075** as presented

Motion: Commissioner Olivarez made a motion for approval as presented

Second: Commissioner Sipes

In Favor: Olivarez, Sipes, Kamath, Bustamante, Nix, Head

Opposed: McDaniel, Romero, Rosalez

Motion Carried

Approval of Minutes

Vice-Chair Head motioned for approval of the May 7, 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 2:56 p.m.

APPROVED BY:  OR _____
Joy McGhee, Chair

DATE: May 21, 2019

ATTESTED BY:  DATE: May 23, 19
Melissa Ramirez, Assistant Director