

City of San Antonio



Draft

Zoning Commission Minutes
Development and Business
Services Center
1901 South Alamo

July 2, 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, Head, Rosalez, Olivarez, Gibbons, McDaniel, Nix, Kamath, McGhee, Sipes**
- **Absent: Bustamante**

- 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 I**

Item # 3 **ZONING CASE Z-2019-10700100 (Council District 2):** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District and “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with uses permitted in “RM-4” Residential Mixed District, “C-3” General Commercial District, and Multi-Family uses (apartments and/or condominiums) not to exceed 100 units per acre; as well as the following uses: Live-Work Units; Bar and/or tavern with cover charge 3 or more days per week; Nightclub with cover charge 3 or more days per week; Alcohol beverage manufacture or brewery; Hotel taller than 35 feet; Beverage manufacture non-alcohol (including manufacturing and processing); Entertainment Venue (outdoor); Live Entertainment with and without cover charge 3 or more days per week (not including Food Service Establishments); Food Service Establishments with cover charge 3 or more days per week (with or without accessory live entertainment); Beverage Manufacturing or Processing with Storage and Repair of Service Vehicles and Outside Storage (Open with No Screening and including Shipping Container Storage) to “IDZ-3 AHOD” High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in “RM-4” Residential Mixed District, “C-3” General Commercial District and Multi-Family uses (apartments and/or condominiums) not to exceed 100 units per acre; as well as the following uses: Live-Work Units; Bar and/or tavern with cover charge 3 or more days per week; Nightclub with cover charge 3 or more days per week; Alcohol beverage manufacture or brewery; Hotel taller than 35 feet; Beverage manufacture non-alcohol (including manufacturing and processing); Entertainment Venue (outdoor); Live Entertainment with and without cover charge 3 or more days per week (not including Food Service Establishments); Food Service Establishments with cover charge 3 or more days per week (with or without accessory live entertainment); Beverage Manufacturing or Processing with Storage and Repair of Service Vehicles and Outside Storage (Open with No Screening and including Shipping Container Storage) on 1.652 acres out of NCB 1766, located at 1808 and 1810 North Alamo Street. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department)

Staff stated 15 notices were mailed to property owners within 200 feet, 0 returned in favor, and 1 returned in opposition and no response from Government Hill Alliance Neighborhood Association.

No Citizens appeared to speak.

Motion: Chair McGhee asked for a motion for item # **Z-2019-10700100** as presented.

Motion: Commissioner Head made a motion for approval

Second: Commissioner Nix

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

Opposed: None

Motion Carried

Item # 7

ZONING CASE Z-2019-10700115 (Council District 1): A request for a change in zoning from "I-2 RIO-7E AHOD" Heavy Industrial River Improvement Overlay Airport Hazard Overlay District to "IDZ-2 RIO-7E AHOD" Medium Intensity Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District 0.353 acres out of NCB 1009, located at 207 West Cevallos Street. Staff recommends Approval. (Michael Pepe, Planner, (210)-207-8208, Michael.Pepe@SanAntonio.gov, Development Services Department)

Staff stated 141 notices were mailed to property owners within 200 feet, 2 returned in favor, and 1 returned in opposition and no response from the Lone Star Neighborhood Association.

No Citizens appeared to speak.

Motion: Chair McGhee asked for a motion for item # **Z-2019-10700115** as presented.

Motion: Commissioner Head made a motion for approval

Second: Commissioner Nix

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

Opposed: None

Motion Carried

Item # 8

ZONING CASE Z-2019-10700116 (Council District 2): A request for a change in zoning from "C-3 MLOD-3 MLR-1 AHOD" General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "L MLOD-3 MLR-1 AHOD" Light Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 1.835 acres out of NCB 17729, generally located at 5200 Tacco Road. Staff recommends Approval. (Michael Pepe, Planner, (210)-207-8208, Michael.Pepe@SanAntonio.gov, Development Services Department)

Staff stated 10 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-2019-10700116** as presented.

Motion: Commissioner Head made a motion for approval

Second: Commissioner Nix

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

Opposed: None

Motion Carried

Item # 9

ZONING CASE Z-2019-10700120 (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 to "R-1 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot R and the east 13.5 feet of Lot S, Block 4, NCB 3839, located at 104 Dickey. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department)

Staff stated 32 notices were mailed to property owners within 200 feet, 3 returned in favor and 0 returned in opposition, there is no response from Collins Gardens Neighborhood Association.

No Citizens appeared to speak.

Motion: Chair McGhee asked for a motion for item # **Z-2019-10700120** as presented.

Motion: Commissioner Head made a motion for approval

Second: Commissioner Nix

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

Opposed: None

Motion Carried

Item # 10 **ZONING CASE Z-2019-10700121 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 a Conditional Use for two (2) residential units on Lot 47 and Lot 48, Block 7, NCB 2492, located at 3201 South Laredo Street. Staff recommends Approval. (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, there is no registered neighborhood association.

No Citizens appeared to speak.

Motion: Chair McGhee asked for a motion for item # **Z-2019-10700121 CD** as presented.

Motion: Commissioner Head made a motion for approval

Second: Commissioner Nix

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

Opposed: None

Motion Carried

INDIVIDUAL CONSIDERATION:

Item # 2 **(Continued from 06/18/19) 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 out of CB 4301, "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 out of CB 4301 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 out of CB 4301, located at 11893 Fischer Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA2019-11600002) (Michael Pepe, Planner, Development Services Department, Michael.Pepe@SanAntonio.gov, (210)-207-8208)

Staff stated 10 notices were mailed to property owners within 200 feet, 3 returned in favor, 0 in opposition and no registered neighborhood association.

Emile Wise, 112 E. Pecan, requested a continuance to July 16, 2019

No Citizens appeared to speak.

Motion: Chair McGhee asked for a motion for item # **Z-2019-10700014**

Motion: Commissioner Kamath made a motion for a continuance to July 16, 2019

Second: Commissioner Nix

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

Opposed: None

Motion Carried

Item # 4

ZONING CASE Z-2019-10700110 CD (Council District 1): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for four (4) residential units on Lot 65, NCB 11890, located at 367 Everest Avenue. Staff recommends Denial. (Mirko Maravi, Planner (210) 207-0107, (Mirko.maravi@sanantonio.gov, Development Services Department)

Staff stated 22 notices were mailed to property owners within 200 feet, 1 returned in favor, 1 in opposition and 1 outside the 200' radius is opposed and no registered neighborhood association on record.

Rob Killen, 100 W. Houston, stated he followed staff's recommendations and gave a presentation on his project and explained how his project would fit in with the neighborhood. He then asked the Commission for approval.

Motion: Chair McGhee asked for a motion for item # **Z-2019-10700110 CD** as presented.

Motion: Commissioner Olivarez made a motion for Approval

Second: Commissioner Nix

In Favor: Kamath, Gibbons, Olivarez, Nix

Opposed: Romero, McDaniel, Head, Rosalez, Sipes, McGhee

Motion Failed

Commissioner Head made a motion to reconsider # 2019-10700110 CD

Second: Rosalez

A voice vote was taken and passed unanimously.

Commissioner Rosalez made a motion for Denial on # 2019-10700110 CD

Second: Romero

In Favor: Romero, Rosalez, McDaniel

Opposed: Head, Sipes, Kamath, Gibbons, Olivarez, Nix, McGhee

Motion Failed

Item # 5

ZONING CASE Z-2019-10700111 CD (Council District 8): A request for a change in zoning from “R-20 GC-1 MSAO-1 MLOD-1 MLR-1” Residential Single-Family Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District to “C-2 CD GC-1 MSAO-1 MLOD-1 MLR-1” Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District with Conditional Use for Motor Vehicle Sales (Full Service) on 0.735 acres out of NCB 35733, located at 6985 Oak Drive. 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, 1 returned in favor, and 0 returned in opposition and registered neighborhood association.

James Griffin, 112 E. Pecan, stated the applicant wishes to rezone the property so his client can expand his business.

1. Prohibiting outdoor speakers except those required for emergency or safety use
2. Outdoor fixtures shall have downward Lighting only and meet code criteria
3. No more than 125 vehicles at any given time on the property.

No Citizens appeared to speak

Motion: Chair McGhee asked for a motion for item # **Z-2019-10700111 CD** as presented.

Motion: Commissioner Romero made a motion for Approval with all Conditions as stated

Second: Commissioner Head

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

Opposed: None

Motion Carried

Item # 6 **ZONING CASE Z-2019-10700112 (Council District 1)** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 19, Block 9, NCB 2020, located at 411 Cincinnati Avenue. Staff recommends Denial with Alternate Recommendation. (Associated Plan Amendment # PA2019-11600029) (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 2 returned in opposition and no response from the UpTown Neighborhood Association.

Jackie Contreras purchased the property in December under the impression it was zoned correctly only later to find out it wasn't when they were cited.

No Citizens appeared to speak.

Motion: Chair McGhee asked for a motion for item # **Z-2019-10700112** as presented.

Motion: Commissioner Olivarez made a motion for approval with RM-4 Zoning

Second: Commissioner Gibbons

In Favor: Nix, Kamath, Olivarez, McGhee, Gibbons

Opposed: Sipes, Romero, McDaniel, Rosalez, Head

Motion Failed

Item # 11 **ZONING CASE Z-2019-10700122 CD (Council District 9)** A request for a change in zoning from "R-5 MLOD-1 MLR-2 AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-5 CD MLOD-1 MLR-2 AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for a Professional Office on the northwest 346.98 feet of Lot M, NCB 13832, located at 570 Heimer Road. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department)

Staff stated 25 notices were mailed to property owners within 200 feet, 1 returned in favor, and 2 in returned in opposition and no registered neighborhood association.

Jowanda Neicen, 570 Heimer Road, Applicant wishes to purchase the property to open an office for her business and will follow the City Code.

No Citizens appeared to speak.

Motion: Chair McGhee asked for a motion for item # **Z-2019-10700122 CD** as presented.

Motion: Commissioner Gibbons made a motion for Approval

Second: Commissioner Rosalez

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

Opposed: None

Motion Carried

Approval of Minutes

Consideration and Approval of the July 2, 2019 Meeting Minutes

Director's Report: None

Adjournment

There being no further business, the meeting was adjourned at 2:25 p.m.

APPROVED BY: _____ OR _____
Joy McGhee, Chair

DATE: _____

ATTESTED BY: _____ DATE: _____
Melissa Ramirez, Assistant Director

DRAFT