



Draft

Zoning Commission Minutes
Development and Business
Services Center
1901 South Alamo

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

- 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 # 10 **ZONING CASE Z-2019-10700047 (Council District 8):** A request for a change in zoning from "C-2" Commercial District to "MF-33" Multi-Family District on 5.598 acres out of NCB 16350, located in the 8600 Block of Hamilton Wolfe Road. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

Staff stated 14 notices were mailed to property owners within 200 feet, 2 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-2019-10700047** as presented.

Motion: Commissioner Head made a motion for approval

Second: Commissioner Kamath

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

Opposed: None

Motion Carried

Item # 14 **ZONING CASE Z-2019-10700123 (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 Airport Hazard Overlay District with Uses Permitted in "C-3" General Commercial District on 0.9629 acres out of NCB 656, located at 533 Delaware Street. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

Staff stated 16 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 # **Z-2019-10700123** as presented.

Motion: Commissioner Head made a motion for approval

Second: Commissioner Kamath

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

Opposed: None

Motion Carried

Item # 15

ZONING CASE Z-2019-10700124 (Council District 5): A request for a change in zoning from "C-2NA RIO-4 MC-1 AHOD" Commercial Nonalcoholic Sales River Improvement Overlay Roosevelt Avenue Metropolitan Corridor Airport Hazard Overlay District to "IDZ-2 RIO-4 MC-1 AHOD" Medium Intensity Infill Development Zone River Improvement Overlay Roosevelt Avenue Metropolitan Corridor Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Food Product Wholesale and Storage, and Wine Storage on Lot 3, Block 1, NCB 2987, located at 1112 Roosevelt Avenue. 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-2019-10700124** as presented.

Motion: Commissioner Head made a motion for approval

Second: Commissioner Kamath

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

Opposed: None

Motion Carried

Item # 16

ZONING CASE Z-2019-10700126 (Council District 3): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on 0.4344 acres out of NCB 6509, located at 334 and 338 Rockwood Court. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600035) (Michael Pepe, Planner, (210)-207-8208, Michael.Pepe@SanAntonio.gov, Development Services Department)

Staff stated 31 notices were mailed to property owners within 200 feet, 2 returned in favor and 1 returned in opposition and the Highland Park Neighborhood Association is in Support.

No Citizens appeared to speak.

Motion: Chair McGhee asked for a motion for item # Z-2019-10700126 as presented.

Motion: Commissioner Head made a motion for approval

Second: Commissioner Kamath

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

Opposed: None

Motion Carried

Item # 18

ZONING CASE Z-2019-10700128 (Council District 4): 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 P-14 and Lot P-15, NCB 15069, located at 10357 State Highway 16 South. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department)

Staff stated 9 notices were mailed to property owners within 200 feet, 1 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-2019-10700128 as presented.

Motion: Commissioner Head made a motion for approval

Second: Commissioner Kamath

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

Opposed: None

Motion Carried

Item # 21

ZONING CASE Z-2019-10700131 (Council District 1) A request for a change in zoning from “IDZ-3 H AHOD” High Intensity Infill Development Zone Lavaca Historic Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and Multi-Family uses not to exceed 73 units to “IDZ-3 H AHOD” High Intensity Infill Development Zone Lavaca Historic

Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and Multi-Family uses not to exceed 90 units on Lot 29, Block 8, NCB 708, located at 600 East Cesar Chavez

Boulevard. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@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 no response from the Lavaca or Downtown Residents Neighborhood Associations.

No Citizens appeared to speak.

Motion: Chair McGhee asked for a motion for item # Z-2019-10700131 as presented.

Motion: Commissioner Head made a motion for approval

Second: Commissioner Kamath

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

Opposed: None

Motion Carried

Item # 22

ZONING CASE Z-2019-10700171 (Council District 4): A request to assign zoning for property located “OCL” Outside the City Limits to “R-5 MLOD-2 MLR-2 AHOD” Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 10.00 acres out of CB 4300, generally located at Somerset Road and Fischer Road. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@SanAntonio.gov, Development Services Department)

Staff stated 19 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 in opposition and no registered neighborhood association.

No Citizens appeared to speak.

Motion: Chair McGhee asked for a motion for item # Z-2019-10700171

Motion: Commissioner Head made a motion for approval

Second: Commissioner Kamath

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

Opposed: None

Motion Carried

COMBINED HEARING II

Commissioner Nix Recused himself at 1:14pm for Items #17 & #1

Item # 17

ZONING CASE Z-2019-10700127 (Council District 3): A request for a change in zoning from "R-5 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District and "I-1 MLOD-3 MLR-2" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "R-4 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on 88.78 acres out of NCB 10843 and NCB 10844, located in the 3500-3600 block of South W.W. White Road. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@SanAntonio.gov, Development Services Department)

Staff stated 42 notices were mailed to property owners within 200 feet, 1 returned in favor, 1 in opposition no response from the Pecan Valley Neighborhood Association and the Highland Hill Neighborhood Association is opposed.

No Citizens appeared to speak.

Motion: Chair McGhee asked for a motion for item # Z-2019-10700127 as presented.

Motion: Commissioner Head made a motion for Approval

Second: Commissioner Romero

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

Opposed: None

Recused: Nix

Motion Granted

Individual Items:

Item # 1

(Continued from 05/21/19) MILITARY PROTECTION AREAS Z-2019-10700087 (Council Districts 4, 6, and 8): Consideration of the proposed Extraterritorial Jurisdiction Military Protection Area (ETJMPA) regulations for the Camp Bullis ETJMPA and Lackland ETJMPA: 1. Amending Chapter 35 of the City Code of San Antonio, Texas, to add a new article, Article IX, designating Extraterritorial Military Protection Areas, adopting general provisions, rules, regulations, and districts associated with the Extraterritorial Military Protection Areas which are in

the manner recommended by the most recent joint land use study; 2. A Zoning Case to apply “MLOD-1” Camp Bullis Military Lighting Overlay District on multiple lots in the Extraterritorial Jurisdiction within the Extraterritorial Military Protection Areas within five miles of the boundary of Camp Bullis and Camp Stanley with applicable “MLR-1” Military Lighting Region 1 for properties within 3 miles from the boundary of Camp Bullis and Camp Stanley and “MLR-2” Military Lighting Region 2 for properties located from 3 miles to 5 miles from the boundary of Camp Bullis and Camp Stanley; 3. A Zoning Case to apply “MLOD-2” Lackland Military Lighting Overlay District on multiple lots in the Extraterritorial Jurisdiction within the Extraterritorial Military Protection Areas within five miles of the boundary of Lackland Air Force Base and Lackland Medina Training Annex with applicable “MLR-1” Military Lighting Region 1 for properties within 3 miles from the boundary of Lackland/Medina Annex and “MLR-2” Military Lighting Region 2 for properties located from 3 miles to 5 miles from the boundary of Lackland/Medina Annex; 4. A Zoning Case to apply “MSAO-3” Lackland Military Sound Attenuation Overlay on multiple lots generally south of Highway 90 and east of Loop 1604 within five miles of the boundary and adjacent to the Medina Training Annex in the Extraterritorial Jurisdiction within the Extraterritorial Military Protection Areas; 5. A Zoning Case to apply “AHOD” Airport Hazard Overlay District on multiple lots in the Extraterritorial Jurisdiction within the Extraterritorial Military Protection Areas within five miles of the boundary of Lackland Air Force Base and Lackland Medina Training Annex; and 6. A Zoning Case to apply “ERZD” Edwards Recharge Zone District on multiple lots generally adjacent to Balcones Creek in the Extraterritorial Jurisdiction within the Extraterritorial Military Protection Areas within five miles of the boundary Camp Bullis/Camp Stanley. Staff recommends Approval. (Associated Case PA-2019-11600022) (Tony Felts, AICP, Interim Policy Administrator, (210) 207-0153, tony.felts@sanantonio.gov, Development Services Department)

Tony Felts, DSD Interim Policy Administrator, gave a detailed presentation with staff amendments regarding ETJMRA and all new Law that affect the areas. Mr. Felts answered the Commissions questions and asked for approval.

No Citizens appeared to speak.

Motion: Chair McGhee asked for a motion for item # **Z-2019-10700087**

Motion: Commissioner Romero made a motion for approval with staff amendments

Second: Commissioner McDaniel

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

Opposed: None

Recused: Nix

Motion Carried

Commissioner Nix returned to the meeting at 1:27pm

Item # 2 **(Continued from 05/21/19) 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. (Michael Pepe, Planner, (210) 207-8208, michael.pepe@sanantonio.gov, Development Services Department)

Staff stated 55 notices were mailed to property owners within 200 feet, 0 returned in favor, and 38 returned in opposition and no response from the Thunderbird Hills Neighborhood Association.

Steve Drenner, Representative, gave a briefing the property and spoke of all the work and support for the project from the neighborhood and asked the Commission for approval.

The Following Citizens appeared to speak

Daniel Rossiter, 4606 Lone Eagle #102, spoke in favor
Ruben Davila, 2707 Dennler, spoke in opposition
P.A. Hernandez, 2611 Dennler, spoke in opposition
Lupe Hernandez, 2611 Dennler, yielded time to P.A. Hernandez
Roger Hernandez, 2311 Painted Sky, spoke in opposition
Richard Martinez, 2319 Painted Sky, spoke in opposition
Tommy Green, 458 Retama Way, spoke in favor
Ashley Holman, 458 Retama Way, spoke in favor

Commissioner Bustamante left the Zoning Commission Meeting at 2:20pm and returned at 2:23pm.

Motion: Chair McGhee asked for a motion for item # **Z-2019-10700025**

Motion: Commissioner McDaniel made a motion for **Denial**

Second: Romero

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

Opposed: None

Abstained: Bustamante

Motion Carried

Item # 3 **(Continued from 06/04/19) ZONING CASE Z-2019-10700094 (Council District 5):** A request for a change in zoning from "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for an Appliance Store to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for six (6) residential units on 0.33 acres out of NCB 2587, located at 150 Lone Star Boulevard. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

Staff stated 32 notices were mailed to property owners within 200 feet, 0 returned in favor, 1 in opposition and the Lone Star Neighborhood Association is in support.

Jose Sepulveda, spoke of the changes to the site plan that were suggested to the applicant and reduction in units.

No Citizens appeared to speak.

Motion: Chair McGhee asked for a motion for item # **Z-2019-10700094**

Motion: Commissioner Bustamante made a motion for approval **as amended**

Second: Commissioner McDaniel

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

Opposed: Head

Motion Carried

The Zoning Commission recessed at 2:47pm and reconvened at 3:00pm

Item # 4 **(Continued from 06/18/19) ZONING CASE Z-2019-10700097 CD (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 "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 Auto Vehicle Sales on Lot 5, Block 3, NCB 2312, located at 1918 West Commerce. Staff recommends Approval. (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, 1 in opposition and no response from the Historic West Side Association and Prospect Hill Neighborhood Associations.

The Following Citizens signed in to speak.

Irma Hoffman, 3011 Whitetail, not present signed in opposed

Leticia S. Retamozo, 1710 Vera Cruz, not present signed in opposed

Motion: Chair McGhee asked for a motion for item # Z-2019-10700097 CD

Motion: Commissioner Bustamante made a motion for **Denial**

Second: Commissioner Kamath

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

Opposed: None

Motion Carried

Item # 5 (Continued from 06/18/19) ZONING CASE Z-2019-10700102 CD (Council District 1): A request for a change in zoning from "R-6 H AHOD" Residential Single-Family Lavaca Historic Airport Hazard Overlay District to "R-6 CD H AHOD" Residential Single-Family Lavaca Historic Airport Hazard Overlay District with Conditional Use for a Professional Office on 0.3159 acres out of NCB 2956, located at 318 Carolina Street. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

Staff stated 17 notices were mailed to property owners within 200 feet, 0 returned in favor, 1 in opposition and the Lavaca and King William Neighborhood Associations are opposed.

No Citizens appeared to speak.

Motion: Chair McGhee asked for a motion for item # Z-2019-10700102 CD

Motion: Commissioner Olivarez made a **motion for Denial**

Second: Commissioner Bustamante

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

Opposed: Romero

Motion Carried

Item # 6 (Continued to 07/02/19) 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, 2 in opposition and no registered neighborhood association (1 returned in opposition outside the 200' radius).

Rob Killen, 100 W. Houston St, presented an amended site plan that now contains 3 units instead of 4. The applicant has tried to make contact with the neighbors. He gave the new details for the plan and asked for approval.

Juan Cruz, Applicant, spoke of the project and feels the property will benefit the community and the neighborhood.

No Citizens appeared to speak.

Motion: Chair McGhee asked for a motion for item # Z-2019-10700110 CD

Motion: Commissioner Olivarez made a motion for approval **as amended with Conditional Use for 3 units.**

Second: Commissioner Nix

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

Opposed: None

Motion Carried

Item # 7 (Continued from 07/02/19) 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 31 notices were mailed to property owners within 200 feet, 0 returned in favor, 3 in opposition and no response from the UpTown Neighborhood Association.

Jacque and Abraham Contreras, 411 Cincinnati, stated after meeting with multiple parties the Mr. and Ms. Contreras are now requesting an amendment to their application from RM-4 to R6-CD. The applicant spoke of all the changes that were made to their plan and will be abiding to the City Code. They also spoke to their neighbors and tried to speak to the neighbors who are opposed.

The Following Citizens appeared to speak.

Corine V. Clutter, 414 Cincinnati, spoke in favor

Motion: Chair McGhee asked for a motion for item # Z-2019-10700112

Motion: Commissioner Olivarez made a motion for approval **as amended from RM-4 to R6-CD for 4 units.**

Second: Commissioner Kamath

Commissioner Sipes made a **friendly amendment to the motion to add a condition for no Parking in the front yard (Left Side)**

Commissioner Olivarez accepted the amendment and condition

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

Opposed: Romero, McDaniel

Motion Carried

Item # 8 **(Continued from 07/02/19) 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 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 20 notices were mailed to property owners within 200 feet, 3 returned in favor, 0 in opposition and no registered neighborhood association.

Emily Wisler, 112 E. Pecan, gave a description of the property and has spoken with Council Offices and a letter of support from JBSA and asked for approval.

No Citizens appeared to speak.

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

Motion: Commissioner Kamath made a motion for approval

Second: Commissioner Nix

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

Opposed: None

Motion Carried

Item # 9 **ZONING CASE Z-2019-10700046 (Council District 1):** A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for multi-family not to exceed 75 total units and Motor Vehicle Sales (Full Service) on Lot 2, NCB 9200, located at 4415 San Pedro Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600015) (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

Staff stated 38 notices were mailed to property owners within 200 feet, 1 returned in favor, and 1 in returned in opposition and no response from the Edison Neighborhood Association.

Emily Wisler, Brown and Ortiz, gave a presentation for the property and spoke of all the available parking and support for the 69 unit project. Ms. Wisler asked the commission for approval.

Justin Shippy, answered traffic questions

The Following Citizens appeared to speak.

Lorenzo Medel, left early, but signed in favor

Motion: Chair McGhee asked for a motion for item # **Z-2019-10700046** as presented.

Motion: Commissioner Olivarez made a motion for Approval

Second: Commissioner Romero

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

Opposed: None

Motion Carried

Item # 11 **ZONING CASE Z-2019-10700050 (Council District 5):** A request for a change in zoning from "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family 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 for multi-family uses not to exceed 90 total units and Non-Commercial Parking Lot on 0.355 acres out of NCB 2415, 0.680 acres out of NCB 2416, 0.191

acres out of NCB 2417, 1.226 acres out of NCB 2439, Lot 16, Lot 17, and Lot 18, Block 2, NCB 2440, located at 1013, 1014, 1015, 1018, 1019, 1021, 1022, 1023, 1101, 1102, 1107, 1114, 1121, 1201 El Paso Street, 210, 214, 316, 318, and 322 Torreon Street, and 803 South Colorado Street. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

Staff stated 68 notices were mailed to property owners within 200 feet, 3 returned in favor, and 0 returned in opposition and no response from the Historic Westside Neighborhood Association and the Avenida Guadalupe is in Support.

Caroline McDonald, 112 E. Pecan, gave a presentation regarding her project. She spoke of the benefits of the project for the community. Ms. McDonald asked the Commission to change the Zoning for the property to IDZ for 90 units and noncommercial parking.

The Zoning Commission recessed at 4:26pm and reconvened at 4:36pm

The Following Citizens appeared to speak

Alicia Arrendondo, 604 Chauncey Apt. 2, inaudible
Amelia Valdez, 1635 Potosi, spoke in opposition (6 minutes)
Christine Drennon, gave time to Amelia Valdez
Kristel A. Orta, 431 Furr, spoke in opposition
Eliza Perez, gave time to Amelia Valdez
Susana Segura, 218 S. Colorado, signed in opposition (4 minutes)
Lupe Segura, 1242 S. Colorado, signed in opposition
Adolpho Segura, 816 S. Colorado, signed in opposition
Salvador Valdez, 3315 Sidney Brook, spoke in opposition
Linda Ortega, 2505 Saunders, signed in opposition
Janet Garcia, 811 S. San Marcos, spoke in favor
Gabriel Velasquez, 1023 Guadalupe, spoke in favor
Cynthia Spielman, 900 Woodlawn, spoke in opposition
Sarah Gould, 816 S. Colorado, spoke in opposition (6 minutes)
Graciela Sanchez, spoke in opposition (6 minutes)
Judith Vega, spoke in opposition (6 minutes)
Yeneth Flores, spoke in opposition
Le Thielen, spoke in opposition
Sam J. Eltje, spoke in opposition
Estella, Saenz, spoke in opposition
Maria Silvia, spoke in opposition
Tony Garcia, spoke in opposition (6 minutes)
Thomas Pena, spoke in opposition
Michelle Garcia, spoke in opposition
Amy Kastely, 2718 Monterrey, spoke in opposition

Alma English, did not specify for or against
Jose Jimenez, did not specify for or against
Francisco Tavira, spoke in opposition
Lourdes Galvan, 418 Rosa Verde, did not specify for or against

The Zoning Commission recessed at 5:25pm and reconvened at 5:35pm

Motion: Chair McGhee asked for a motion for item # Z-2019-10700050 as presented.

Motion: Commissioner Bustamante made a motion for Approval

Second: Commissioner Head

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

Opposed: Olivarez, McGhee

Motion Carried

The Zoning Commission recessed at 6:50pm and Reconvened at 7:15pm

Commissioners Kamath, Sipes and Bustamante all did not return to the Meeting.

Item # 12

ZONING CASE Z-2019-10700083 (Council District 1): A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District, "C-1 UC-5 AHOD" Light Commercial McCullough Avenue Urban Corridor Airport Hazard Overlay District, "C-2 UC-2 AHOD" Commercial McCullough Avenue Urban Corridor Airport Hazard Overlay District and "RM-4 UC-5 AHOD" Residential Mixed McCullough Avenue Urban Corridor Airport Hazard Overlay District" to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for ten (10) residential units and "IDZ-1 UC-5 AHOD" Limited Intensity Infill Development Zone McCullough Avenue Urban Corridor Airport Hazard Overlay District with uses permitted for ten (10) residential units on Lot 8, west 50.06 feet of Lot 9, Lot 10 and east 6.06 feet of Lot 9, Block 30, NCB 392, located at 307, 311 and 315 East Evergreen Street. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

Staff stated 15 notices were mailed to property owners within 200 feet, 1 returned in favor, 0 in opposition and the Tobin Hill Neighborhood Association **is opposed**.

Patrick Christensen, representative, gave a reason for the rezoning of the property and of all the demolition that is involved. Mr. Christensen then asked for the Commissions support.

The Following Citizens appeared to speak

Cynthia Spielman, 900 Woodlawn, signed in opposition

Rick Shell, 430 E. Mistletoe, spoke in opposition
Richard Moore, 1806 McCullough, signed in favor
Mary Rogers, SA Conservation Society, spoke in opposition

Motion: Chair McGhee asked for a motion for item # **Z-2019-10700083**

Motion: Commissioner Olivarez made a motion for approval

Second: Commissioner Romero

In Favor: Olivarez, Romero, Head, Nix, Gibbons, McDaniel, McGhee

Opposed: None

Motion Carried

Item # 13

ZONING CASE Z-2019-10700104 (Council District 1): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with Conditional Use for Screened Outside Storage on Lot 12 and Lot 13, Block 106, NCB 7221, located at 907 and 911 Clower Street. Staff recommends Denial with an Alternate Recommendation. (Associated Plan Amendment PA-2019-11600028) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@SanAntonio.gov, Development Services Department)

Staff stated 37 notices were mailed to property owners within 200 feet, 0 returned in favor, 1 in opposition and no response from the Central Los Angeles Neighborhood Association and a petition of support was submitted.

Elizabeth Rodriguez, 907-911 Clower St, wishes to amend her request from C-1 CD AHOD to C-1.

No Citizens appeared to speak.

Motion: Chair McGhee asked for a motion for item # **Z-2019-10700104**

Motion: Commissioner Olivarez made a motion for approval **as amended to C-1**

Second: Commissioner Nix

In Favor: Olivarez, Nix, Head, Gibbons, Romero, McDaniel, McGhee

Opposed: None

Motion Carried

Item # 19 **ZONING CASE Z-2019-10700129 (Council District 1):** A request for a change in zoning from “MF-33 HL AHOD” Multi-Family Historic Landmark Airport Hazard Overlay District to “MF-33 AHOD” Multi-Family Airport Hazard Overlay District on the north 165.5 feet of the west 50 feet of Lot 11, Block 30, NCB 329, located at 319 East Evergreen Street. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department)

Staff stated 22 notices were mailed to property owners within 200 feet, 1 returned in favor, 0 in opposition and the Tobin Hill Neighborhood Association is opposed.

Carlos Carcos, 319 E. Evergreen, gave a short presentation and stated he was fine with the zoning but would like more control over the project design as long as it is in keeping with the Tobin Hill guidelines.

The Following Citizens appeared to speak

Rick Shell, 430 E. Mistletoe, spoke in opposition
Angie Ruiz, 502 E. Evergreen, spoke in favor

Motion: Chair McGhee asked for a motion for item # **Z-2019-10700171**

Motion: Commissioner Olivarez made a motion for approval

Second: Commissioner Romero

In Favor: Olivarez, Romero, Head, Nix, Gibbons, McDaniel, McGhee

Opposed: None

Motion Carried

Item # 23 **ZONING CASE Z-2019-10700172 (Council District 2):** A request for a change in zoning from “R-5 MLOD-3 MLR-2 AHOD” Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-40 MLOD-3 MLR-2 AHOD" Multi-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 18, Block 6, NCB 1277, located at 1923 North Interstate 35. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-10700172) (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department)

Staff stated 24 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 in opposition no response from the Government Hill Alliance Neighborhood Association.

Phyllis Newman, stated that she was under the impression her zoning was other than it was and wishes for it to change back to MF status.

The Following Citizens appeared to speak.

Denise Homer, 821 Mason, spoke in opposition

Motion: Chair McGhee asked for a motion for item # **Z-2019-10700172**

Motion: Commissioner Head made a motion for approval

Second: Commissioner Nix

In Favor: Head, Nix, Gibbons, Romero, McDaniel, Olivarez, McGhee

Opposed: None

Motion Carried

Approval of Minutes

Consideration and Approval of the July 2, 2019 Meeting Minutes as corrected.

Director's Report: None

Adjournment

There being no further business, the meeting was adjourned at 8:32 p.m.

APPROVED BY: _____ OR _____
Joy McGhee, Chair

DATE: _____

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

DRAFT