

City of San Antonio



Zoning Commission Minutes
Development and Business
Services Center
1901 South Alamo

August 6, 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

Vacant, 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, Olivarez, Gibbons, McDaniel, Nix, Kamath, Sipes, Bustamante**
- **Absent: Head, 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 I

Commissioner Romero made a motion to approve Items #3,5,6,7,8,11,13,15 then Amended her requested to exclude Item # 11.

Item # 3 **ZONING CASE Z-2019-10700130 (Council District 7):** A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District on 4.536 acres out of NCB 14658, located at 6359 Whitby Road. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department)

Staff stated 26 notices were mailed to property owners within 200 feet, 0 returned in favor, and 3 returned in opposition and no response from the Alamo Farmstead Babcock Road Neighborhood Association.

No Citizens appeared to speak.

Motion: Commissioner Bustamante asked for a motion for item # **Z-2019-10700130** as presented.

Motion: Commissioner Romero made a motion for approval

Second: Commissioner McDaniel

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

Opposed: None

Motion Carried

Item # 5 **ZONING CASE Z-2019-10700134 CD (Council District 5):** A request for a change in zoning from "R-5 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "RM-6 CD MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for a Professional Office on Lot 1 and Lot 2, Block 9, NCB 8965, located at 868 Keats Avenue. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

Staff stated 41 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: Commissioner Bustamante asked for a motion for item # **Z-2019-10700134** as presented.

Motion: Commissioner Romero made a motion for approval

Second: Commissioner McDaniel

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

Opposed: None

Motion Carried

Item #6 **ZONING CASE Z-2019-10700135 S (Council District 2):** A request for a change in zoning from "AE-1 AHOD" Arts and Entertainment Airport Hazard Overlay District to "AE-1 S AHOD" Arts and Entertainment Airport Hazard Overlay District with a Specific Use Authorization for Electronic Equipment Repairs on Lots 6-7, and the east 45.84 feet of Lot 8, Block 109, NCB 1386, located at 1730 East Commerce Street. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

Staff stated 30 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no response from the Denver Heights or Dignowity Hill Neighborhood Associations.

No Citizens appeared to speak.

Motion: Commissioner Bustamante asked for a motion for item # **Z-2019-10700135 S**

Motion: Commissioner Romero made a motion for approval

Second: Commissioner McDaniel

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

Opposed: None

Motion Carried

Item # 7 **ZONING CASE Z-2019-10700137 (Council District 2):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District and "O-1 AHOD" Office Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot P-6A, P-6B, Lot P-6C, Lot P-6D and P-6E, NCB 16555, located in the 6600 to 6700 Block of North Graytown Road. 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, 2 returned in favor and 2 returned in opposition and no registered neighborhood association with 1 letter of opposition received from outside the City limits.

No Citizens appeared to speak.

Motion: Commissioner Bustamante asked for a motion for item # **Z-2019-10700137**

Motion: Commissioner Romero made a motion for approval

Second: Commissioner McDaniel

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

Opposed: None

Motion Carried

Item #8 **ZONING CASE Z-2019-10700138 (Council District 2):** A request for a change in zoning from "MF-18 MLOD-3 MLR-2 AHOD" Limited Density Multi-Family Martindale Army Airfield Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 MLOD-3 MLR-2 AHOD" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 2, Block 15, NCB 1295, located at 2004 Interstate Highway 35 North. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@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 no response from the Government Hill Alliance Neighborhood Association.

No Citizens appeared to speak.

Motion: Commissioner Bustamante asked for a motion for item # **Z-2019-10700138**

Motion: Commissioner Romero made a motion for approval

Second: Commissioner McDaniel

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

Opposed: None

Motion Carried

Item #13 **ZONING CASE Z-2019-10700143 S (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 "C-2 S MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Specific Use Authorization for Portable Building Sales on Lot 19 and 20, Block 1, NCB 14551, located at 10905 State Highway 16 South and 10907 State Highway 16 South. 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 no registered Neighborhood Associations.

No Citizens appeared to speak.

Motion: Commissioner Bustamante asked for a motion for item # **Z-2019-10700143 S**

Motion: Commissioner Romero made a motion for approval

Second: Commissioner McDaniel

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

Opposed: None

Motion Carried

Item # 15 **ZONING CASE Z-2019-10700175 (Council District 4):** Assigning zoning to property located Outside the City Limits to "I-1 MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lots 3 and 4, Block 2, CB 4301A, located at 11000 Fischer Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600048) (Kayla Leal, Senior Planner, (210) 207-5017, kayla.leal@sanantonio.gov, Planning Department)

Staff stated 13 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: Commissioner Bustamante asked for a motion for item # **Z-2019-10700175**

Motion: Commissioner Romero made a motion for approval

Second: Commissioner McDaniel

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

Opposed: None

Motion Carried

Individual Items:

Item # 4 **ZONING CASE Z-2019-10700132 (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-2 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 13, NCB 6742, located at 211 West Zavalla Street. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

Staff stated 54 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no response from the Collins Gardens Neighborhood Association.

Rogelio Aranda, 211 W. Zavalla St, stated he wishes to rezone his property to accommodate parking for his home.

The Following Citizens appeared to speak.

Mary Jesse Hernandez, 227 W. Zavalla, spoke in opposition

The Commission asked the applicant questions concerning the request. The Applicant responses were heard by the Commission as well as other testimonies offered, followed by a discussion among Commission members before the vote.

Motion: Commissioner Bustamante made a motion for approval for item # **Z-2019-10700132**

Second: Commissioner Romero

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

Opposed: None

Motion Carried

Item # 9 **ZONING CASE Z-2019-10700139 (Council District 8):** A request for a change in zoning from "R-6 MLOD-1 MLR-1 MSAO-1" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 Camp Bullis Military Sound Attenuation Overlay District to "PUD MF-18 MLOD-1 MLR-1 MSAO-1" Planned Unit Development Limited Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 Camp Bullis Military Sound Attenuation Overlay District with a reduced perimeter setback of 10 feet on Lots 30, 31, 32, 33 and 34, NCB 35733, located at 21394 Milsa Drive and 21622 Milsa Drive. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department)

Staff stated 14 notices were mailed to property owners within 200 feet, 1 returned in favor, and 0 returned in opposition and no response from the Friends of San Antonio Natural Areas, additionally, a letter of non-opposition was received from the Stonewall Estates Homeowners Association.

James Griffin, 112 E. Pecan, representative, requested a continuance to August 20, 2019.

No Citizens appeared to speak

The Commission asked the applicant questions concerning the request. The Applicant responses were heard by the Commission as well as other testimonies offered, followed by a discussion among Commission members before the vote.

Motion: Commissioner Bustamante asked for a motion for item # **Z-2019-10700139**

Motion: Commissioner Romero made a motion for a continuance to August 20, 2019

Second: McDaniel

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

Opposed: None

Motion Carried

Item # 10 **ZONING CASE Z-2019-10700140 (Council District 3)** A request for a change in zoning from "O-2 AHOD" High Rise Office Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lots 29-31, the south 116 feet of Lot 14, Lot 15, and Lot 16, Block 9, NCB 2947, located at 3201 South Gevers Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA2019-11600049) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Staff stated 50 notices were mailed to property owners within 200 feet, 0 returned in favor, 1 in opposition and the Highland Park Neighborhood Association has not responded.

Cynthia T. Puente, 3201 S. Gevers St, stated she spoke with the Neighborhood Association who was not opposed to rezoning.

No Citizens appeared to speak.

The Commission asked the applicant questions concerning the request. The Applicant responses were heard by the Commission as well as other testimonies offered, followed by a discussion among Commission members before the vote.

Motion: Commissioner Bustamante asked for a motion for item # **Z-2019-10700140**

Motion: Commissioner McDaniel made a motion for a continuance to August 20, 2019

Second: Commissioner Romero

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

Opposed: None

Motion Carried

Item # 11

ZONING CASE Z-2019-10700141 (Council District 5) 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 Zone Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District on Lot 1-5, Block 3, NCB 2308, located at 1500 West Commerce Street. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@SanAntonio.gov, Development Services Department)

Staff stated 50 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 in opposition and no response from the Historic West Side Association and Prospect Hill Neighborhood Associations.

Jaime Macias, 1500 W. Commerce, stated the rezoning was necessary to revitalize multiple building to help boost the neighborhood economy. He addressed the parking issue and noted that he does have parking agreements with his neighbors and will not stay open late.

The Following Citizens signed in to speak.

Linda Ortega, 2505 Saunders Ave, stated the Historic Westside Neighborhood Association supports the projects, but has concerns with the IDZ Zoning.

Leticia Sanchez, Not Present

The Commission asked the applicant questions concerning the request. The Applicant responses were heard by the Commission as well as other testimonies offered, followed by a discussion among Commission members before the vote.

Motion: Commissioner Bustamante made a motion for item # **Z-2019-10700141**

Second: Commissioner McDaniel

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

Opposed: None

Motion Carried

Item #12

ZONING CASE Z-2019-10700142 (Council District 1): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for ten (10) residential units on Lot 19, Lot 23 and Lot 24, Block 20, NCB 13035, located at 1006 Chulie Drive, 1010 Chulie Drive and 707 Rexford. Staff recommends Denial. (Associated Plan Amendment PA-2019-11600038) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Staff stated 32 notices were mailed to property owners within 200 feet, 1 returned in favor, 1 in opposition and the Shearer Hills Ridgeview Neighborhood Associations is in support.

The Following Citizens appeared to speak.

Jim Smith, 613 Oblate Drive, spoke in support

The Commission asked the applicant questions concerning the request. The Applicant responses were heard by the Commission as well as other testimonies offered, followed by a discussion among Commission members before the vote.

Motion: Commissioner Bustamante asked for a motion for item # **Z-2019-10700142**

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

Second: Commissioner Nix

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

Opposed: None

Motion Carried

Item # 14 **ZONING CASE Z-2019-10700144 (Council District 5):** A request for a change in zoning from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for six (6) residential units on Lot 4 and Lot 5, Block 3, NCB 2582, located at 124 East La Chappelle. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Staff stated 30 notices were mailed to property owners within 200 feet, 6 returned in favor, 0 in opposition and the Lone Star Neighborhood Association is opposed (1 returned in opposition outside the 200' radius).

Michael Shackleford, 124 E. La Chappelle, gave a presentation regarding the 6 units his client is planning and also addressed the parking involved all in compliance with the UDC and believes this project will benefit the Community.

No Citizens appeared to speak.

The Commission asked the applicant questions concerning the request. The Applicant responses were heard by the Commission as well as other testimonies offered, followed by a discussion among Commission members before the vote.

Motion: Commissioner Bustamante made a motion for approval for item # **Z-2019-10700144 as amended with a total of 5 units**

Second: Commissioner Sipes

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

Opposed: None

Motion Carried

Approval of Minutes

Consideration and Approval of the July 16, 2019 Meeting Minutes as corrected.

Director's Report: None

Adjournment

There being no further business, the meeting was adjourned at 2:34 p.m.

APPROVED BY:  OR _____
Joy McGhee, Chair

DATE: August 20, 2019

ATTESTED BY:  DATE: Aug 21, 19
Melissa Ramirez, Assistant Director