

City of San Antonio



**Zoning Commission Minutes**

Development and Business  
Services Center  
1901 South Alamo

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**August 20, 2019**

**1:00PM**

**1901 S. Alamo**

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**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 | Summer Greathouse, 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, Greathouse, Gibbons, McDaniel, Nix, Kamath, McGhee, Sipes
- Absent: Head
- 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**

- Item # 4**      **ZONING CASE Z-2019-10700133 S (Council District 2):** A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Bar and/or Tavern Without Cover Charge 3 or more days per week on Lot 36, NCB 984, located at 217 Casa Blanca. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

Staff stated 12 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no response from the Government Hill Alliance Neighborhood Association.

**No Citizens appeared to speak.**

**Motion:** Chair McGhee asked for a motion for item # **Z-2019-10700133 S** as presented.

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

**Second:** Commissioner Nix

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

**Opposed:** None

**Motion Carried**

- Item # 5**      **ZONING CASE Z-2019-10700147 (Council District 1):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for one (1) dwelling unit on the northwest 94 feet of Lot 1, NCB 1756, located at 727 East Park Avenue. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8028, Michael.Pepe@sanantonio.gov, Development Services Department)

Staff stated 32 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no response from the Tobin Hill Neighborhood Association.

**No Citizens appeared to speak.**

**Motion:** Chair McGhee asked for a motion for item # **Z-2019-10700147** as presented.

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

**Second:** Commissioner Nix

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

**Opposed:** None

**Motion Carried**

**Item # 6**      **ZONING CASE Z-2019-10700148 (Council District 3):** A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "PUD R-5 AHOD" Planned Unit Development Residential Single-Family Airport Hazard Overlay District on 106.7 acres out of NCB 11166, located at 12200 South US Highway 281. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@SanAntonio.gov, Development Services Department)

Staff stated 4 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-2019-10700148** as presented.

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

**Second:** Commissioner Nix

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

**Opposed:** None

**Motion Carried**

**Item # 8**      **ZONING CASE Z-2019-10700150 (Council District 2):** A request for a change in zoning from "MF-33 EP-1 MLOD-3 MLR-2 AHOD" Multi-Family Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-2 EP-1 MLOD-3 MLR-2 AHOD" Commercial Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "RM-4 EP-1 MLOD-3 MLR-2 AHOD" Residential Mixed Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 3 and East 21.4 feet of Lot 2, Block 2, NCB 1347, located at 2010 Burnet Street. Staff recommends Approval. (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, 0 returned in favor and 0 returned in opposition, there is no response from the Harvard Place East/ Lawn Neighborhood Association.

**No Citizens appeared to speak.**

**Motion:** Chair McGhee asked for a motion for item # **Z-2019-10700150** as presented.

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

**Second:** Commissioner Nix

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

**Opposed:** None

**Motion Carried**

**Item # 12**

**ZONING CASE Z-2019-10700154 (Council District 5):** A request for a change in zoning from "NC MLOD-2 MLR-1 AHOD" Neighborhood Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2P MLOD-2 MLR-1 AHOD" Commercial Pedestrian Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 3, Block 1, NCB 8973, located at 1542 West Harlan Avenue. 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 Quintana Community Association.

**No Citizens appeared to speak.**

**Motion:** Chair McGhee asked for a motion for item # **Z-2019-10700154** as presented.

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

**Second:** Commissioner Nix

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

**Opposed:** None

**Motion Carried**

- Item # 13**     **ZONING CASE Z-2019-10700155 (Council District 2):** A request for a change in zoning from "AE-2 AHOD" Arts and Entertainment Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Density Infill Development Zone Airport Hazard Overlay District with uses permitted for three (3) dwelling units on Lots 28, 29 and the west 7.5 feet of Lot 30, Block 4, NCB 600, located at 603 and 607 Montana Street. Staff recommends Approval. (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, 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-2019-10700098** as presented.

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

**Second:** Commissioner Nix

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

**Opposed:** None

**Motion Carried**

- Item # 14**     **ZONING CASE Z-2019-10700166 (Council District 10):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 22, NCB 11875, located at 8414 Broadway Street. Staff recommends Approval.(Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department)

Staff stated 18 notices were mailed to property owners within 200 feet, 2 returned in favor, and 0 returned in opposition and no response from the Oak-Park Northwood Association.

**No Citizens appeared to speak.**

**Motion:** Chair McGhee asked for a motion for item # **Z-2019-10700166** as presented.

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

**Second:** Commissioner Nix

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

**Opposed:** None

**Motion Carried**

**INDIVIDUAL CONSIDERATION:**

District 1 Commissioner Greathouse, recused herself from case **Z-2019-10700125** at 1:08pm.

**Item # 1**     **ZONING CASE Z-2019-10700125 ERZD (Council District 9):** A request for a zoning change from "C-2 GC-3 MLOD-1 MLR-2 ERZD" Commercial US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District and "MXD GC-3 MLOD-1 MLR-2 ERZD" Mixed-Use US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to "MF-25 GC-3 MLOD-1 MLR-2 ERZD" Low Density Multi-Family US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District on 2.919 acres out of CB 4865 and CB 4926, generally located at Overlook Parkway and Highway 281 North. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600034) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@SanAntonio.gov, Development Services Department)

Staff stated 8 notices were mailed to property owners within 200 feet, 1 returned in favor, 0 in opposition and no registered neighborhood association.

Mike Barr, SAWS Representative, stated the case was reviewed by SAWS and recommends a 50% impervious cover.

James McKnight, 112 E. Pecan, gave a presentation regarding the property and stated this is a straight forward case and requested approval.

**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 members before the vote.

**Motion:** Chair McGhee asked for a motion for item # **Z-2019-10700125 ERZD** as presented.

**Motion:** Commissioner Gibbons made a motion for approval

**Second:** Commissioner Bustamante

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

**Opposed:** None

**Recused:** Greathouse

**Motion Carried**



**District 1 Commissioner Greathouse returned the meeting at 1:22pm.**

**Item # 2**      **(Continued from 08/06/19) 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 Milisa Drive and 21622 Milisa 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, 0 in opposition, no response from the Friends of San Antonio Natural Areas.

James Griffin, 112 E. Pecan, gave a history of the project and after discussions with the Stonewall Estates, gave their support for the project. Mr. Griffin also stated they incorporated input from the community into their new plan.

**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 members before the vote.

**Motion:** Chair McGhee asked for a motion for item # **Z-2019-10700139** as presented.

**Motion:** Commissioner Romero made a motion for Denial.

**Second:** Commissioner McDaniel

**After further discussion Commissioner Romero withdrew her motion and Commissioner McDaniel accepted**

**Commissioner Romero made a new motion for Approval for a PUD Plan with 52 Units, Commissioner McDaniel Seconded the motion.**

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

**Opposed:** None

**Motion Carried**

**Item # 3**      **(Continued from 08/06/19) 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, and 1 returned in opposition and no response from the Highland Park Neighborhood Association.

Cynthia Puente, 3201 S. Gevers St, stated she wishes to change the zoning for a daycare and other possible uses.

**The following citizens appeared to speak**

Clinton Blumberg, 901 Vanderbilt, opposed  
Tom Wetzler, 1311 Schley Ave, opposed

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 members before the vote.

**Motion:** Chair McGhee made a motion **for a continuance to September 3, 2019 for case Z-2018-900140**

**Second:** Commissioner Romero

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

**Opposed:** None

**Motion Carried**

**Item # 9**      **ZONING CASE Z-2019-10700151 CD (Council District 1):** 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 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on Lots 1 and 2, Block 1, NCB 2817, located at 2701 West Martin Street. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)



Staff stated 53 notices were mailed to property owners within 200 feet, 0 returned in favor, and 1 returned in opposition and no response from the Prospect Hill and West End Hope in Action Neighborhood Associations.

Amelia Hunter, 2701 W. Martin St, stated she wishes to open a car lot as a family small business and to help the neighborhood and is also open to suggestions.

**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 members before the vote.

**Commissioner Bustamante left the meeting at 2:39pm and returned at 2:42pm**

**Motion:** Chair McGhee asked for a motion for item # **Z-2019-10700151 CD**

**Motion:** Commissioner Greathouse made a motion **for Denial.**

**Second:** Commissioner McDaniel

**In Favor:** Greathouse, McDaniel, Nix, Kamath, Romero, McGhee, Sipes

**Opposed:** Gibbons

**Abstain:** Bustamante

**Motion Carried**

**The Commission recessed at 3:00pm and reconvened at 3:10pm**

**Item # 10**

**ZONING CASE Z-2019-10700152 CD (Council District 5):** 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-1 CD MLOD-2 MLR-1 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales (Full Service) on Lot 353, NCB 8524, located at 1448 Somerset Road. Staff recommends Denial. (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 in returned in opposition and no response from Quintana Community Association.

M. Ybarra, 1448 Somerset Road, stated they have been working on this project for two years and feels the denial by staff is not appropriate.

**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 members before the vote.

**Motion:** Chair McGhee asked for a motion for item # **Z-2019-10700152 CD** as presented.

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

**Second:** Commissioner Romero

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

**Opposed:** None

**Motion Carried**

**Item # 11**     **ZONING CASE Z-2019-10700153 CD (Council District 7):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Live Entertainment without cover charge for 3 or more days a week on 2.6786 acres out of NCB 14160, located at 5455 Evers Road. Staff recommends Approval. (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, 0 returned in favor, and 0 in returned in opposition and no registered neighborhood association.

James Winston, 5455 Ever Road, stated his client worked with the community and is available for questions.

**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 members before the vote.

**Commissioner Sipes wished to add conditions to item #11**

- 1. Hours of Operations Thursday –Saturday 5pm to 2am and Sunday –Wednesday 5pm to 12am.**
- 2. No outdoor Amplification**

**Motion:** Chair McGhee asked for a motion for item # **Z-2019-10700153 CD with Conditions as stated**

**Motion:** Commissioner Sipes made a motion for Approval with conditions as stated

**Second:** Commissioner McDaniel

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

**Opposed:** None

**Motion Granted**

**Item # 15**

**ZONING CASE Z-2019-10700173 (Council District 1):** A request for a change in zoning from "R-6 UC-4 AHOD" Residential Single-Family North Saint Mary's Street Urban Corridor Airport Hazard Overlay District to "IDZ-2 UC-4 AHOD" Limited Intensity Infill Development Zone North Saint Mary's Street Urban Corridor Airport Hazard Overlay District with uses permitted for four (4) dwelling units on Lots 23 and 24, BLK 5, NCB 6793, located at 760 East Locust Street. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department).

Staff stated 31 notices were mailed to property owners within 200 feet, 1 returned in favor, and 1 in returned in opposition and the Tobin Hills Neighborhood Association is in support.

Terry McManus, 760E. Locust, gave a brief history of the project and his intentions for the property.

**The Following Citizens appeared to speak.**

Jonathan Card, 764 E. Locust, spoke in opposition

**Motion:** Chair McGhee asked for a motion for item # **Z-2019-10700173** as presented.

**Motion:** Commissioner Greathouse made a motion approval

**Second:** Commissioner Gibbons

**In Favor:** Greathouse, Gibbons, Nix, Kamath, McGhee, Bustamante

**Opposed:** Sipes, Romero, McDaniel

**Motion Carried**



**Approval of Minutes**

Consideration and Approval of the August 5, 2019 Meeting Minutes

Commissioner McGhee made a motion for approval and passed unanimously

**Director's Report:** Update on Board Appointments

**Adjournment**

There being no further business, the meeting was adjourned at 4:08 p.m.

APPROVED BY:  OR 9/17/19  
Joy McGhee, Chair

DATE: \_\_\_\_\_

ATTESTED BY:  DATE: 9/18/19  
Melissa Ramirez, Assistant Director