

City of San Antonio



Zoning Commission Minutes

Development and Business
Services Center
1901 South Alamo

October 15, 2019

1:00PM

1901 S. Alamo

Zoning Commission Members

A majority of appointive Members shall constitute a quorum.

Joy McGhee, Chair, District 3
John Bustamante, Vice-Chair, District 5
Robert Sipes, Pro-Tem, District 7

| Kin Hui - District 6 | Summer Greathouse, District 1 | Dr. Francine Romero, District 8 |
Marc Whyte, District 10 | Patricia Gibbons, District 9 |
Suren Kamath, District 4 | Gayle McDaniel, Mayor | Xavier Toson, District 2

1:00 P.M. - Call to Order, Board Room

- Roll Call
- Present: Romero, Bustamante, Greathouse, Gibbons, Whyte, Hui, Toson, Sipes, McDaniel, McGhee
- Absent: Kamath

- 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

Consent Agenda # I**The Following Citizens Appeared to Speak:**

Devon Williams, spoke in favor
Tommy Williams, spoke in favor
Paul Vance, spoke in favor
Kevin Downey, spoke in favor
Molly Biglari, spoke in favor
Fr. John Markey, spoke in favor
Kathy Lacey, spoke in favor
Steve Markey, spoke in favor
Betty Vance, spoke in favor
Dee Sanchez, spoke in favor
Brenda, Mascoro, spoke in favor
Dennis Edmonds, spoke in favor
Cecil King, spoke in favor
Allison Greer, spoke in favor
Jane Anne Chancery, spoke in favor
Anna Ortiz, spoke in favor
Blayne Riley, spoke in favor
Siste Gabriella Lohan, spoke in favor
Sister Jo Murray, spoke in favor
Mark Whittle, spoke in favor
David Lodge, spoke in favor
Alice Salinas, spoke in favor
Maria Greene, spoke in favor
Maria Ramos, spoke in favor

Item # 11 **ZONING CASE Z-2019-10700194 (Council District 1):** A request for a change in zoning from "C-1 HL MLOD-2 MLR-2 AHOD" Light Commercial Historic Landmark Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "R-4 HL MLOD-2 MLR-2 AHOD" Residential Single-Family Historic Landmark Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for twelve (12) units on Lot 10, Lot 11 and Lot 12, Block 31, NCB 2280, located at 2607 West Houston Street. Staff recommends Approval. (Dominic Silva, Senior Planner, (210) 207-0120, dominic.silva@sanantonio.gov, Development Services Department)

Staff stated 27 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and the Prospect Hill Neighborhood Association is in support.

No Citizens appeared to speak.

Motion: Commissioner McGhee asked for a motion for item # **Z-2019-10700194** as presented.

Motion: Commissioner Bustamante made a motion for approval

Second: Commissioner Sipes

In Favor: Bustamante, Sipes, Romero, Gibbons, Greathouse, Whyte, Hui, McDaniel, Toson, McGhee

Opposed: None

Motion Carried

Item # 12 **ZONING CASE Z-2019-10700209 (Council District 2):** A request for a change in zoning from "R-6 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "R-2 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on 0.057 acres out of NCB 1165, located at 814 Frank Avenue. 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, 0 returned in favor, and 0 returned in opposition and the Government Hill Alliance is in support.

No Citizens appeared to speak.

Motion: Commissioner McGhee asked for a motion for item # **Z-2019-10700209** as presented.

Motion: Commissioner Bustamante made a motion for approval

Second: Commissioner Sipes

In Favor: Bustamante, Sipes, Romero, Gibbons, Greathouse, Whyte, Hui, McDaniel, Toson, McGhee

Opposed: None

Motion Carried

Item # 13 **ZONING CASE Z-2019-10700217 S (Council District 2):** A request for a change in zoning from "I-1 MLOD-3 MLR-1" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "I-2 S MLOD-3 MLR-1" Heavy Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District with Specific Use Authorization for a Metal Recycling Entity with Outside Storage and/or Processing on 31.046 acres

out of CB 5128, located at 1341 South Foster Road and 5765 US Highway 87 East. Staff recommends Approval. (Lorianne Thennes, Planner (210) 207-7945, lorianne.thennes, Development Services Department)

Staff stated 20 notices were mailed to property owners within 200 feet, 0 returned in favor, and 2 returned in opposition and Lakeside Neighborhood Association is in support.

No Citizens appeared to speak.

Motion: Commissioner McGhee asked for a motion for item # **Z-2019-10700217 S** as presented.

Motion: Commissioner Bustamante made a motion for approval

Second: Commissioner Sipes

In Favor: Bustamante, Sipes, Romero, Gibbons, Greathouse, Whyte, Hui, McDaniel, Toson, McGhee

Opposed: None

Motion Carried

Item # 15

ZONING CASE Z-2019-10700224 (Council District 10): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 0.501 acres out of NCB 15837, located at 3966 Stahl Road. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

Staff stated 35 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 McGhee asked for a motion for item # **Z-2019-10700224** as presented.

Motion: Commissioner Bustamante made a motion for approval

Second: Commissioner Sipes

In Favor: Bustamante, Sipes, Romero, Gibbons, Greathouse, Whyte, Hui, McDaniel, Toson, McGhee

Opposed: None

Motion Carried

Item # 17 **ZONING CASE Z-2019-10700226 CD (Council District 5):** A request for a change in zoning from "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-6 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 24 and Lot 25, Block 9, NCB 7477, located at 113 Paramount Avenue. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, michael.pepe@sanantonio.gov, Development Services Department)

Staff stated 44 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no response from the Memorial Heights Neighborhood Association is in Support.

No Citizens appeared to speak.

Motion: Commissioner McGhee asked for a motion for item # **Z-2019-10700226 CD** as presented.

Motion: Commissioner Bustamante made a motion for approval

Second: Commissioner Sipes

In Favor: Bustamante, Sipes, Romero, Gibbons, Greathouse, Whyte, Hui, McDaniel, Toson, McGhee

Opposed: None

Motion Carried

Item # 18 **ZONING CASE Z-2019-10700227 S (Council District 2):** A request for a change in zoning from "I-1 MLOD-3 MLR-1 AHOD" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-3 CD MLOD-3 MLR-1 AHOD" General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District With Conditional Use For A Food Bank Distribution Center to "C-3 S MLOD-3 MLR-1 AHOD" General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Specific Use Authorization for a Human Services Campus on 17.390 acres out of NCB 10598 (save and except 1.73 acres out of NCB 10598), located at 4701 Dietrich Road. Staff recommends Approval. (Michael Pepe, Planner (210) 207-8208, michael.pepe@sanantonio.gov, Development Services Department)

Staff stated 22 notices were mailed to property owners within 200 feet, 1 returned in favor and 0 returned in opposition, there is no registered neighborhood association. 9 notices were submitted outside the 200' square foot radius Are in support and 10 nonprofits are in support.

No Citizens appeared to speak.

Motion: Commissioner McGhee asked for a motion for item # **Z-2019-10700227 S** as presented.

Motion: Commissioner Bustamante made a motion for approval

Second: Commissioner Sipes

In Favor: Bustamante, Sipes, Romero, Gibbons, Greathouse, Whyte, Hui, McDaniel, Toson, McGhee

Opposed: None

Motion Carried

Item # 21

ZONING CASE Z-2019-10700231 CD (Council District 8): A request for a change in zoning from "C-2 GC-1 MLOD-1 MLR-1" Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 District to "C-2 CD GC-1 MLOD-1 MLR-1" Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 District with Conditional Use for a Theater (Indoor, Permitting Over two (2) screens) on 7.879 acres out of NCB 16390, located at 24515 Interstate Highway 10 West. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department).

Staff stated 27 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: Commissioner McGhee asked for a motion for item # **Z-2019-10700231 CD** as presented.

Motion: Commissioner Bustamante made a motion for approval

Second: Commissioner Sipes

In Favor: Bustamante, Sipes, Romero, Gibbons, Greathouse, Whyte, Hui, McDaniel, Toson, McGhee

Opposed: None

Motion Carried

Item # 24 **ZONING CASE Z-2019-10700236 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 0.402 acres out of NCB 3598, located at 1506 Camaron Street and 1510 Camaron Street. Staff recommends Approval. (Lorianne Thennes, Planner (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

Staff stated 19 notices were mailed to property owners within 200 feet, 2 returned in favor, and 0 returned in opposition and no response from the Five Points Neighborhood Association and one outside the 200' radius.

No Citizens appeared to speak.

Motion: Commissioner McGhee asked for a motion for item # **Z-2019-10700236 CD** as presented.

Motion: Commissioner Bustamante made a motion for approval

Second: Commissioner Sipes

In Favor: Bustamante, Sipes, Romero, Gibbons, Greathouse, Whyte, Hui, McDaniel, Toson, McGhee

Opposed: None

Motion Carried

Item # 26 **ZONING CASE Z-2019-10700239 (Council District 2):** A request for a change in zoning from "NP-10 MLOD-3 MLR-1" Neighborhood Preservation Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "R-4 MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District on 36.96 acres out of NCB 18239 and "MF-33 MLOD-3 MLR-1" Multi-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District on 42.98 acres out of NCB 18239, located at 5645 Sinclair Road. Staff recommends Approval. (Associated Plan Amendment PA-2019-11600069) (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

Staff stated 92 notices were mailed to property owners within 200 feet, 1 returned in favor, and 1 returned in opposition and no response from the Lakeside Neighborhood Association and 1 opposed outside the 200' radius..

No Citizens appeared to speak.

Motion: Chair McGhee asked for a motion for item # **Z-2019-10700239** as presented.

Motion: Commissioner Bustamante made a motion for approval

Second: Commissioner Sipes

In Favor: Bustamante, Sipes, Romero, Gibbons, Greathouse, Whyte, Hui, McDaniel, Toson, McGhee

Opposed: None

Motion Carried

Item # 27

ZONING CASE Z-2019-10700240 (Council District 8): A request for a change in zoning from "PUD MF-25 GC-1 MLOD-1 MLR-1" Planned Unit Development Low Density Multi-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 District and "PUD MF-25 MLOD-1 MLR-1" Planned Unit Development Low Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 District to "MF-33 GC-1 MLOD-1 MLR-1" Multi-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 District and "MF-33 MLOD-1 MLR-1" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 District on 7.101 acres out of NCB 34732, generally located southwest of the intersection of Aue Road and I-10 West Access Road. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, michael.pepe@sanantonio.gov, Development Services Department)

Staff stated 7 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-2019-10700240** as presented.

Motion: Commissioner Bustamante made a motion for approval

Second: Commissioner Sipes

In Favor: Bustamante, Sipes, Romero, Gibbons, Greathouse, Whyte, Hui, McDaniel, Toson, McGhee

Opposed: None

Motion Carried

Item # 28

ZONING CASE Z-2019-10700241 (Council District 2): A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ-1 AHOD" Low Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for three (3) residential units on Lots 15 and 16, Block 58, NCB 1586, located at 203 Denver Boulevard.

Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

Staff stated 29 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 Neighborhood Association.

No Citizens appeared to speak.

Motion: Commissioner McGhee asked for a motion for item # **Z-2019-10700241** as presented.

Motion: Commissioner Bustamante made a motion for approval

Second: Commissioner Sipes

In Favor: Bustamante, Sipes, Romero, Gibbons, Greathouse, Whyte, Hui, McDaniel, Toson, McGhee

Opposed: None

Motion Carried

Item #29 **ZONING CASE Z-2019-10700246 HL (Council District 5):** A request for a change in zoning from "MF-33 MC-1 AHOD" Multi-Family Roosevelt Avenue Metropolitan Corridor Airport Hazard Overlay District to "MF-33 MC-1 HL AHOD" Multi-Family Roosevelt Avenue Metropolitan Corridor Historic Landmark Airport Hazard Overlay District on Lot 10, Block 3, NCB 2985, located at 215 Lowell Street. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department).

Staff stated 29 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and the Roosevelt Neighborhood Association had no response.

No Citizens appeared to speak.

Motion: Commissioner McGhee asked for a motion for item # **Z-2019-10700246 HL** as presented.

Motion: Commissioner Romero made a motion for approval

Second: Commissioner Gibbons

In Favor: Romero, Gibbons, Greathouse, Whyte, Kamath, Hui, Sipes, McDaniel, Toson, Bustamante

Opposed: None

Motion Carried

Individual Consideration Items II:

Commissioner Greathouse recused herself from case Z-2019-10700229 at 1:32pm.

Item #20 **ZONING CASE Z-2019-10700229 (Council District 6):** A request for a change in zoning from "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 3.010 acres out of NCB 18285, located at 7200 Culebra Road. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, michael.pepe@sanantonio.gov, Development Services Department)

Staff stated 12 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.

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: Commissioner McGhee asked for a motion for item # **Z-2019-10700229** as presented.

Motion: Commissioner Bustamante made a motion for approval

Second: Commissioner Sipes

In Favor: Bustamante, Sipes, McDaniel, Romero, Gibbons, Whyte, Hui, Toson, McGhee

Opposed: None

Recused: Greathouse

Motion Carried

Commissioner Greathouse re-entered the meeting at 1:37pm

Item # 19 **ZONING CASE Z-2019-10700228 (Council District 9)** 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 37, Block 1, NCB 13197, located at 11902 Warfield Street. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, michael.pepe@sanantonio.gov, Development Services Department)

Staff stated 12 notices were mailed to property owners within 200 feet, 1 returned in favor, 1 in opposition, no registered neighborhood association.

Rob Killen requested a continuance to November 5, 2019

The Following Citizens appeared to speak.

Fidel Olguin, 130 Paramount, left prior to speaking

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: Commissioner McGhee asked for a motion for item # 19

Motion: Commissioner Gibbons made a motion for a **continuance to November 5th 2019**

Second: Commissioner McDaniel

In Favor: Gibbons, McDaniel, Sipes, Romero, Romero, Greathouse, Whyte, Hui, Toson, Bustamante, McGhee

Opposed: None

Motion Carried

Item # 4

ZONING CASE Z-2019-10700181 ERZD (Council District 8): A request for a change in zoning from "R-6 UC-1 MLOD-1 MLR-1 AHOD ERZD" Residential Single-Family Loop N 1604 W Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District to "C-2 UC-1 MLOD-1 MLR-1 AHOD ERZD" Commercial Loop N 1604 W Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District on 0.496 acres out of NCB 17700, located at 4545 North Loop 1604 West. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, michael.pepe@sanantonio.gov, Development Services Department)

Staff stated 12 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 in opposition and no registered neighborhood association.

Michael Escalante, SAWS, stated SAWS reviewed the project and recommended approval.

Aaron Stoss, 4545 N.W. Loop 1604 W, stated the rezoning request is to help the church in gaining an access.

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: Commissioner McGhee asked for a motion for item # **Z-2019-10700181 ERZD** as presented.

Motion: Commissioner Romero made a motion for Approval

Second: Commissioner McDaniel

In Favor: Romero, McDaniel, Sipes, Greathouse, Gibbons, Whyte, Hui, Toson, Bustamante, McGhee

Opposed: None

Motion Carried

Item # 5 **ZONING CASE Z-2019-10700195 CD ERZD (Council District 9):** A request for a change in zoning from “R-6 MLOD-1 MLR-2 ERZD” Residential Single Family Camp Bullis Military Overlay Military Lighting Region 1 Edwards Recharge Zone District to “R-6 CD MLOD-1 MLR-2 ERZD” Residential Single Family Camp Bullis Military Overlay Military Lighting Region 1 Edwards Recharge Zone District with Conditional Use to allow for an assisted living facility with up to sixteen (16) residents on Lot 1 and the West 45 Feet of Lot 2, NCB 14843, located at 2104 Pipestone Drive. Staff recommends Denial, with an Alternate Recommendation. (Dominic Silva, Senior Planner, (210) 207-0120, dominic.silva@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 no registered neighborhood association.

Mike Escalante, SAWS, stated SAWS reviewed the application and recommend approval.

Samuel Garza, 2104 Pipestone, gave a short presentation regarding his project and details about his business and asked the Commission for their approval.

The Following Citizens appeared to speak.

Glen Keaton, 2122 Pipestone Drive, spoke in favor
Arvil Zapolie, 2154 Pipestone Drive, spoke in favor

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: Commissioner McGhee asked for a motion for item # **Z-2019-10700195** as presented.

Motion: Commissioner Gibbons made a motion for approval with Conditions A&C

Second: Commissioner Romero

In Favor: Gibbons, Romero, Toson, McDaniel, Sipes, Greathouse, Whyte, Hui, Bustamante, McGhee

Opposed: None

Motion Carried

Item # 6 **(Continued from 10/01/19) ZONING CASE Z-2019-10700161 (Council District 3):** A request for a change in zoning from "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Manufactured Home Park to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on Lot 9, Lot 10, Lot 11 and the East 25 feet of Lot 8, Block 8, NCB 7610, located at 138 Hermitage Court. Staff recommends Denial, with Alternate Recommendation. (Associated Plan Amendment PA2019-11600042) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@SanAntonio.gov, Development Services Department)

Staff stated 39 notices were mailed to property owners within 200 feet, 0 returned in favor, 1 in opposition and the Hot Wells Mission Road Neighborhood Association is opposed.

Melissa Gonzalez gave a short presentation regarding her project and details about her business and asked the Commission for a continuance to November 5th 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 members before the vote.

Motion: Commissioner McGhee made a motion for item # **Z-2019-10700161 to be continued to November 5th 2019**

Second: Commissioner Romero

In Favor: McGhee, Romero, Gibbons, Toson, McDaniel, Sipes, Greathouse, Whyte, Hui, Bustamante

Opposed: None

Motion Carried

Item # 7 **(Continued from 10/01/19) ZONING CASE Z-2019-10700189 (Council District 7):** A request for a change in zoning from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 2, Block 2, NCB 17120, located at 5063 Northwest Loop 410. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600066) (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@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 associations.

Applicant was not present

No Citizens signed in 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: Commissioner McGhee asked for a motion for item # **Z-2019-10700189** as presented.

Motion: Commissioner Sipes made a motion for a **continuance to November 5, 2019**

Second: Commissioner McDaniel

In Favor: Sipes, McDaniel, Greathouse, Gibbons, Hui, Toson, Whyte, Romero, Bustamante, McGhee

Opposed: None

Motion Granted

Item # 8 **(Continued from 10/01/19) ZONING CASE Z-2019-10700207 CD (Council District 2):** A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto Rental on 0.3535 acres out of NCB 495, located at 1403 North Pine Street, 1405 North Pine Street and 527 Duval. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment PA-2019-11600059) (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, 4 returned in favor, and 0 in returned in opposition and the government Hill Alliance Neighborhood Association is in support.

Roi Biton, 1403 1405 N. Pine & 527 Duval, gave a detailed description as to why he needed the rezoning and asked for support.

The Following Citizens appeared to speak.

Rose Hill, 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 members before the vote.

Motion: Commissioner McGhee asked for a motion for item # **Z-2019-10700207 CD**

Motion: Commissioner Toson made for a motion for approval of case #**Z-2019-10700207 CD**

Second: Commissioner Whyte

In Favor: Toson, Whyte, Bustamante, Sipes, Romero, Greathouse, Gibbons, Hui, McGhee

Opposed: McDaniel

Motion Carried

Item # 9 **(Continued from 10/01/19) ZONING CASE Z-2019-10700218 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 Hardware Sales on Lot 13, Lot 14, Lot 15 and Lot 16, Block 33, NCB 8430, located at 714 Vance Jackson Road. 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, 0 returned in favor, and 0 in returned in opposition and the Los Angeles Heights Neighborhood Association is in favor.

Reina Simms, 714 Vance Jackson Road, asked the Commission for their 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: Commissioner McGhee asked for a motion for # **Z-019-10700218 CD**

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

Second: Commissioner Bustamante

In Favor: Greathouse, Whyte, Bustamante, Romero, Toson, Gibbons, Hui, McDaniel, Sipes, McGhee

Opposed: None

Motion Granted for Denial

The Commission recessed at 3:01 and reconvened at 3:11pm

Item # 10

ZONING CASE Z-2019-10700193 S (Council District 1): A request for a change in zoning from "C-3NA NCD-5 AHOD" General Commercial Nonalcoholic Sales Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "C-3NA S NCD-5 AHOD" General Commercial Nonalcoholic Sales Beacon Hill Neighborhood Conservation Airport Hazard Overlay District with Specific Use Authorization for a Construction Contractor Facility on Lot 1 and Lot 2, Block 19, NCB 6418, located at 738 West Hildebrand Avenue. Staff recommends Approval. (Dominic Silva, Senior Planner, (210) 207-0120, dominic.silva@sanantonio.gov, Development Services Department)

Staff stated 34 notices were mailed to property owners within 200 feet, 0 returned in favor, and 2 in returned in opposition and the Beacon Hill Neighborhood Association is in opposition.

Ralph Hernandez, requested a continuance to November 5, 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 members before the vote.

Motion: Commissioner McGhee asked for a motion for item # **Z-2019-10700193 S** as presented.

Motion: Commissioner Greathouse made a motion continuance to November 5, 2019

Second: Commissioner Bustamante

In Favor: Greathouse, Bustamante, Hui, Whyte, McDaniel, Romero, Gibbons, Sipes, Toson, McGhee

Opposed: None

Motion Granted

Item # 14

ZONING CASE Z-2019-10700223 (Council District 6): A request for a change in zoning from “C-3 MLOD-2 MLR-1 AHOD” General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and “C-3NA S MLOD-2 MLR-1 AHOD” General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization to allow a Cabinet Shop to “MF-33 MLOD-2 MLR-1 AHOD” Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 14, Lot 15, Lot 29, and Lot 30, Block 12, NCB 16522, located at 6402 Tahoka Boulevard, 6406 Tahoka Boulevard, 6403 Marcum Drive, and 6407 Marcum Drive. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment PA-2019-11600065) (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 2 in returned in opposition and the Cable Westwood Neighborhood Association is in support.

Raul Asueca, 6402, 6406 Tahoka Blvd, gave a description of the history of the project and need for the 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 members before the vote.

Motion: Commissioner McGhee asked for a motion for item # **Z-2019-10700223** as presented.

Motion: Commissioner Hui made a motion for Approval

Second: Commissioner Whyte

In Favor: Hui, Whyte, McDaniel, Romero, Greathouse, Bustamante, Gibbons, Sipes, Toson, McGhee

Opposed: None

Motion Granted

Item # 16 **ZONING CASE Z-2019-10700225 (Council District 7):** 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-5 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 19, Block 4, NCB 13450, located at 5403 San Benito Drive. Staff recommends Denial. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

Staff stated 40 notices were mailed to property owners within 200 feet, 0 returned in favor, and 1 in returned in opposition and no response from the Culebra Park Neighborhood Association.

Applicant was not present

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: Commissioner McGhee asked for a motion for item # **Z-2019-10700225** as presented.

Motion: Commissioner Sipes made a motion for **Continuance to November 5, 2019.**

Second: Commissioner Romero

In Favor: Sipes, Romero, Greathouse, Hui, Bustamante, Whyte, McDaniel, Gibbons, Toson, McGhee

Opposed: None

Motion Carried

Item # 22 **ZONING CASE Z-2019-10700232 (Council District 1)** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lot A-11, Block A, NCB 6009, located at 1035 Shook Avenue and 1037 Shook Avenue. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department).

Staff stated 17 notices were mailed to property owners within 200 feet, 3 returned in favor, and 0 in returned in opposition and no registered neighborhood association.

Elaine Quintania, 1035-37 Shook, stated he wishes to rezone his property to RM-4 in order to sell the property easier.

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: Commissioner McGhee asked for a motion for item # **Z-2019-10700232** as presented.

Motion: Commissioner Greathouse made a motion for Approval

Second: Commissioner Bustamante

In Favor: Greathouse, Bustamante, Toson, Romero, Hui, Sipes, McDaniel, Whyte, Gibbons, McGhee

Opposed: None

Motion Carried

Item # 23 **ZONING CASE Z-2019-10700235 CD (Council District 1):** A request for a change in zoning from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Area Neighborhood

Conservation Airport Hazard Overlay District to "R-6 CD NCD-5 AHOD" Residential Single-Family Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for three (3) residential units on Lots 19 and 20, Block 11, NCB 1786, located at 1004 West Gramercy Place and 1006 West Gramercy Place. Staff recommends Approval. (Lorianne Thennes, Planner (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

Staff stated 29 notices were mailed to property owners within 200 feet, 0 returned in favor, 3 in opposition and the Beacon Hill Neighborhood Association is opposed.

Jose Romero, 1004 W. Gramercy Place, spoke of his project and design and available parking then asked for approval.

The Following Citizens appeared to speak.

James Carter, 1015 Gramercy, spoke in opposition
Cosima Colvin, 817 W. Magnolia, spoke in opposition
Mark Spielman, 900 Woodlawn, 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 members before the vote.

Motion: Commissioner McGhee asked for a motion for item # **Z-2019-10700235 CD** as presented.

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

Second: Commissioner McDaniel

In Favor: McDaniel, Greathouse, Toson, Sipes, Romero, Whyte, Hui, McGhee

Opposed: Gibbons

Abstained: Bustamante

Motion Granted for Denial

Item # 25 **ZONING CASE Z-2019-10700238 (Council District 1)** 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 3 and Lot 4, Block 1, NCB 2101, located at 1106 Lombrano Street. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Staff stated 47 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 in opposition and the West End Hope in Action had no response.

Edward Castillo, 1006 Lombrano St, wishes to rezone the property in order to use the existing foundation to build on for a business Monday through Friday from 8:00am to 5:00pm.

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: Commissioner McGhee asked for a motion for item # **Z-2019-10700238** as presented.

Motion: Commissioner Greathouse made a motion for Denial

Second: Commissioner Romero

In Favor: Greathouse, Toson, Romero, Bustamante, Sipes, Whyte, Hui, McDaniel, McGhee

Opposed: Gibbons

Motion Granted for Denial

Approval of Minutes

Consideration and Approval of the October 15, 2019 Meeting Minutes

Commissioner McGhee made a motion for approval and passed unanimously as corrected.

Director's Report: Update on Board Appointments

Adjournment

There being no further business, the meeting was adjourned at 5:03p.m.

APPROVED BY:  OR _____
Joy McGhee, Chair

DATE: November 5, 2019

ATTESTED BY:  DATE: Nov. 12, 19
Melissa Ramirez, Assistant Director