

City of San Antonio



Zoning Commission Minutes
Development and Business
Services Center
1901 South Alamo

October 20, 2020

1:00PM

Videconference

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 | Dr. Lillian Jones, District 2

1:00 P.M. - Call to Order, Videconference

- Roll Call
- Present: Romero, Gibbons, Bustamante, McDaniel, Sipes, Greathouse, Whyte, Kamath, Hui, Jones, McGhee
- Absent: None
- 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

Item #1 has been withdrawn and will not be heard today

COMBINED CONSENT AGENDA:

Item # 3 **ZONING CASE Z-2020-10700182 CD (Council District 2):** A request for a change in zoning from "R-5 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District to "R-5 CD H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 9, Block 1, NCB 1300, located at 622 Sherman Street. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services).

Staff stated 32 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 in opposition. No response from Dignowity Hill Alliance Neighborhood Association. The Conservation Society of San Antonio is opposed. 9 notices were received in opposition from outside the 200' radius.

Written Notices Received for the Record in Opposition (outside 200')

Evelyn Brown - 527 Burnet, opposed
 Joseph Garcia – 906 E Crockett, opposed
 Lulu Francois - 817 Nolan, opposed
 Mark Kusey - 1120 E Crockett, opposed
 Monica Savino - 1120 E Crockett, opposed
 Mio Kitano – 919 N Pine, opposed
 Nicholas Spyker – 919 N Pine, opposed
 Scott Albert – 922 N Pine, opposed
 Valerie Cortez – 508 Lama, opposed

No Public Comment

Motion: Commissioner Bustamante made a motion for approval

Second: Commissioner Jones

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

Opposed: None

Motion Carried

Item # 4 **ZONING CASE Z-2020-10700202 (Council District 3):** A request for a change in zoning from "RE MLOD-3 MLR-1" Residential Estate Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "R-6 MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District on Lot 1 and Lot 2, NCB 10760, located at 172 Bonair Drive. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@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 there was no response from the Comanche Community Association.

No Public Comment

Motion: Commissioner Bustamante made a motion for approval

Second: Commissioner Jones

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

Opposed: None

Motion Carried

Item # 5 **ZONING CASE Z-2020-10700205 (Council District 1):** A request for a change in zoning from "R-6 CD NCD-2 AHOD" Residential Single-Family Alta Vista Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for a Detached Living Quarter to "R-3 NCD-2 AHOD" Single-Family Residential Alta Vista Neighborhood Conservation Airport Hazard Overlay District on Lots 20, 21, and the west 20 feet of Lot 22, Block 12, NCB 6434, located at 535 West Kings Highway. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

Staff stated 26 notices were mailed to property owners within 200 feet, 0 returned in favor and 0 returned in favor and the Alta Vista Neighborhood Association is in support.

No Public Comment

Motion: Commissioner Bustamante made a motion for approval

Second: Commissioner Jones

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

Opposed: None

Motion Carried

Item # 6 **ZONING CASE Z-2020-10700206 (Council District 5):** A request for a change in zoning from "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-1 MLOD-2 MLR-2 AHOD" Limited Density Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2

Airport Hazard Overlay District with uses permitted in “C-1” Light Commercial District and for a Dwelling Unit on Lot 33 and Lot 34, Block 14, NCB 6362, located at 3331 West Commerce Street. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)

Staff stated 32 notices were mailed to property owners within 200 feet, 1 returned in favor and 0 returned in opposition and no response from the Prospect Hill Neighborhood association.

Written Notices Received for the Record in favor

Leo Campos, 3331 West Commerce, favor

No Public Comment

Motion: Commissioner Bustamante made a motion for approval

Second: Commissioner Jones

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

Opposed: None

Motion Carried

Item # 8

ZONING CASE Z-2020-10700210 (Council District 8): A request for a change in zoning from "R-6 MSAO-1 MLOD-1 MLR-1" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District to "O-1 MSAO-1 MLOD-1 MLR-1" Office Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District on 1.01 acres out of NCB 18333, generally located in the 7200 block of Heuermann Road. Staff recommends Approval. (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, 1 returned in favor, 0 returned in opposition and there was no registered neighborhood association.

Written Public Comment in Favor

Killen, Griffin & Farrimond, 100 NE IH 10 Suite 650, favor

No Public Comment

Motion: Commissioner Bustamante made a motion for approval

Second: Commissioner Jones

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

Opposed: None

Motion Carried

Individual Items:

Item # 2

ZONING CASE Z-2020-10700163 S ERZD (Council District 8): A request for a change in zoning from "C-2 UC-1 MLOD-1 MLR-1 ERZD AHOD" Commercial IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone Airport Hazard Overlay District and "R-6 UC-1 MLOD-1 MLR-1 ERZD AHOD" Residential Single-Family IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone Airport Hazard Overlay District and "R-6 UC-1" Residential Single-Family IH-10/FM 1604 Urban Corridor District to "C-3 S UC-1 ERZD" General Commercial IH-10/FM 1604 Urban Corridor Edwards Recharge Zone District and "C-3 S ERZD" General Commercial Edwards Recharge Zone District with a Specific Use Authorization for a Noncommercial Parking Lot on 34.298 acres out of NCB 17700 and CB 4782 and "C-3 CD S ERZD" General Commercial Edwards Recharge Zone District with a Conditional Use and Specific Use Authorization for Warehousing and "C-3 CD S UC-1 ERZD" General Commercial IH-10/FM 1604 Urban Corridor Edward Recharge Zone District with a Conditional Use and Specific Use Authorization for Warehousing and "C-3 CD S UC-1" General Commercial IH-10/FM 1604 Urban Corridor with a Conditional Use and Specific Use Authorization for Warehousing on 29.004 acres out of NCB 17700 and CB 4782 (all "MLOD-1 MLR-1 AHOD" Camp Bullis Military Lighting Overlay Military Lighting Region-1 Airport Hazard Overlay District overlays to remain unchanged), generally located at 4886 West Loop 1604 North. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2020-11600045) (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)

Staff stated 2 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition and no registered neighborhood association.

Ashley Farrimond, Killen, Griffin & Farrimond, 4886 W. Loop 1604 N, stated they worked with SAWS on the project and will follow all recommendations.

Michael Barr, SAWS, stated they investigated the property and recommended approval with 60% Impervious Cover and a Flood Plain Buffer.

No Public Comment

Motion: Commissioner Romero made a motion for **approval with all SAWS recommendations**

Second: Commissioner McDaniel

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

Opposed: None

Motion Carried

Item # 7

ZONING CASE Z-2020-10700208 (Council District 5): A request for a change in zoning from "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on the west 91.43 feet of Lots 165 and 166, Block 3, NCB 8124, located at 928 South San Augustine Avenue. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services)

Staff stated 28 notice was mailed to property owners within 200 feet, 0 returned in favor and 1 returned in opposition and the Las Palmas Neighborhood Association did not respond.

Isaac Mendoza, representative, 928 S. San Augustine, gave a brief presentation regarding the project and address access parking from General McMullen and fencing.

Written Notices Received for the Record in Opposition

Elise Garcia, on behalf of Belia Perez, 932 S. San Augustine Ave., opposed

No Public Comment

Motion: Commissioner Bustamante made a motion for approval

Second: Commissioner Jones

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

Opposed: McDaniel

Motion Carried

Item # 9

ZONING CASE Z-2020-10700212 (Council District 1): A request for a change in zoning from "FBZD T4-2 HS AHOD" Form Based Zone District Transect 4 Historic Landmark Airport Hazard Overlay District to "D HS AHOD" Downtown Historic Landmark Airport Hazard Overlay District on Lot 2, Lots 4 through 9, and Lot 11, Block 6, NCB 442, 0.664 acres out of NCB 442, and 0.994 acres out of NCB 442, generally located at 624 North Alamo Street and 609 Avenue E. Staff recommends Denial. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Staff stated 36 notices were mailed to property owners within 200 feet, 0 returned in favor and 0 returned in opposition. The Downtown Residents Association did not respond.

James Griffin, Killen, Griffin & Farrimond, 4886 W. Loop 1604 N, gave a lengthy presentation discussing multiple aspects of the project and asked for approval.

No Public Comment

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 Greathouse made a motion for **Approval**

Second: Whyte

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

Opposed: None

Motion Granted

Item # 10

ZONING CASE Z-2020-10700214 (Council District 8): A request for a change in zoning from "C-2 MLOD-1 MLR-2" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District, "C-2 GC-1 MLOD-1 MLR-2" Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District, and "C-3 MLOD-1 MLR-1" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "MF-33 MLOD-1 MLR-2" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District and "MF-33 GC-1 MLOD-1 MLR-2" Multi-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District on 5.861 acres out of NCB 14890, generally located in the 5800 block of UTSA Boulevard. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

Staff stated 13 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition and no registered neighborhood association.

Ashley Farrimond, Killen, Griffin & Farrimond, 4886 W. Loop 1604 N, gave a brief presentation discussing multiple aspects of the project and amended their project to MF-25 and asked for approval

No Public Comment

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 Romero made a motion for a for **Approval with the amendment to MF-25.**

Second: Commissioner Jones

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

Opposed: None

Motion Granted

Item # 11 & 12 Consideration and Approval of the September 15, and October 6, 2020 Meeting Minutes

Motion: Commissioner Romero made a motion approve the September 15, and October 6, 2020

Second: Commissioner Jones

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

Opposed: None

Motion Granted

Adjournment

There being no further business, the meeting was adjourned at 2:21pm

APPROVED BY: _____ or _____
Joy McGhee, Chair

DATE: _____

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