

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
October 2, 2018**

1. The Zoning Commission of the City of San Antonio met in the 1st Floor, Tobin Room of the Cliff Morton Development and Business Services Center at 1901 S. Alamo.

1:00 PM – Public Hearing

2. Roll Call.

PRESENT: Romero, Bustamante, Kamath, Sipes, Rosalez, Gibbons, McDaniel, McGhee, Nix

ABSENT: Head, Lopez,

German Perez, World Wide Languages Interpreter, was present.

The following citizens appeared to speak:

Amelia Valadez, HWRA, 1635 Potosi, spoke in opposition to case #Z2018320 CD.

Graciela Sanchez, 2718 Monterrey, spoke in opposition to case #Z2018320 CD.

COMBINED HEARING:

4. **ZONING CASE # Z2018312 (Council District 2):** A request for a change in zoning from "O-2 NCD-9 AHOD" High Rise Office Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District to "R-4 NCD-9 AHOD" Residential Single-Family Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District on the East 43 feet of Lot 29, NCB 6300, located at 817 East Josephine Street. Staff recommends Approval.

Staff mailed 23 notices to the surrounding property owners, 0 returned in favor and 0 returned in opposition and no response from the Downtown Residents Association.

COMMISSION ACTION

A motion was made by Commissioner McGhee and seconded by Commissioner Nix to recommend approval.

AYES: McGhee, Nix, Rosalez, Bustamante, Gibbons, Kamath, Sipes, McDaniel, Romero

NAY: None

THE MOTION CARRIED

5. **ZONING CASE # Z2018313 (Council District 4):** A request for a change in zoning from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "RM-4 MLOD-2 MLR-1 AHOD" Residential Mixed 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 2.16 acres out of NCB 15247, located at Ray Ellison Boulevard and Five Palms Drive. Staff recommends Approval, pending the Plan Amendment. (Associated Plan Amendment 18087)

Staff mailed 30 notices to the surrounding property owners, 0 returned in favor and 0 returned in opposition and no response from the People Active in Community Effort.

COMMISSION ACTION

A motion was made by Commissioner McGhee and seconded by Commissioner Nix to recommend approval.

AYES: McGhee, Nix, Rosalez, Bustamante, Gibbons, Kamath, Sipes, McDaniel, Romero

NAY: None

THE MOTION CARRIED

7. **ZONING CASE # Z2018315 (Council District 4):** 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 Lot 14, Block A, NCB 11269, located at 7457 Somerset Road. Staff recommends Approval.

Staff mailed 24 notices to the surrounding property owners, 0 returned in favor and 0 returned in opposition and no registered neighborhood association.

COMMISSION ACTION

A motion was made by Commissioner McGhee and seconded by Commissioner Nix to recommend approval.

AYES: McGhee, Nix, Rosalez, Bustamante, Gibbons, Kamath, Sipes, McDaniel, Romero

NAY: None

THE MOTION CARRIED

8. **ZONING CASE # Z2018316 (Council District 2):** A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lots 1-6, Block 26, NCB 1621, located at 1401 South New Braunfels. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18088)

Staff mailed 33 notices to the surrounding property owners, 0 returned in favor and 0 returned in opposition and the Denver Heights Neighborhood Associations is opposed.

COMMISSION ACTION

A motion was made by Commissioner McGhee and seconded by Commissioner Nix to recommend approval.

AYES: McGhee, Nix, Rosalez, Bustamante, Gibbons, Kamath, Sipes, McDaniel, Romero
NAY: None

THE MOTION CARRIED

9. **ZONING CASE # Z2018317 (Council District 1):** A request for a change in zoning from "C-2 H UC-5 AHOD" Commercial Tobin Hill Historic McCullough Avenue Urban Corridor Airport Hazard Overlay District and "RM-4 HS H UC-5 AHOD" Residential Mixed Historic Significant Tobin Hill Historic McCullough Avenue Urban Corridor Airport Hazard Overlay District to "IDZ HS H UC-5 AHOD" Infill Development Zone Historic Significant Tobin Hill Historic McCullough Avenue Urban Corridor Airport Hazard Overlay District to allow for 10 residential dwelling units on the South 17.71 feet of Lot 1, and Lot 2, Lot 3, and Lot 4, Block 30, NCB 392, located at 306 and 310 East Park Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18089)

Staff mailed 27 notices to the surrounding property owners, 11 returned in favor and 3 returned in opposition and no response from the Tobin Hill Community Association.

COMMISSION ACTION

A motion was made by Commissioner McGhee and seconded by Commissioner Nix to recommend approval.

AYES: McGhee, Nix, Rosalez, Bustamante, Gibbons, Kamath, Sipes, McDaniel, Romero
NAY: None

THE MOTION CARRIED

10. **ZONING CASE # Z2018318 S (Council District 7):** A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with Specific Use Authorization for Auto Paint &

Body Repair on Lot 5, Block 2, NCB 18560, located at 7539 Bandera Road. Staff recommends Approval.

Staff mailed 18 notices to the surrounding property owners, 0 returned in favor and 0 returned in opposition and there is no registered neighborhood association.

COMMISSION ACTION

A motion was made by Commissioner McGhee and seconded by Commissioner Nix to recommend approval with the following conditions, hours of Operation from 7am to 6pm Monday through Sunday.

AYES: McGhee, Nix, Rosalez, Bustamante, Gibbons, Kamath, Sipes, McDaniel, Romero

NAY: None

THE MOTION CARRIED

11. **ZONING CASE # Z2018319 (Council District 4):** A request for a change in zoning from "R-6 AHOD MLOD-2 MLR-1" Residential Single-Family Airport Hazard Overlay Military Lighting Overlay Military Lighting Region District to "MF-18 AHOD MLOD-2 MLOD-1" Limited Density Multi-Family Airport Hazard Overlay Military Lighting Overlay Military Lighting Region District on 4.931 acres out of NCB 15655, generally located at Medina Base Road and Holm Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18090)

Staff mailed 11 notices to the surrounding property owners, 1 returned in favor and 0 returned in opposition and no response from the People Active in Community Effort.

COMMISSION ACTION

A motion was made by Commissioner McGhee and seconded by Commissioner Nix to recommend approval.

AYES: McGhee, Nix, Rosalez, Bustamante, Gibbons, Kamath, Sipes, McDaniel, Romero

NAY: None

THE MOTION CARRIED

14. **ZONING CASE # Z2018322 (Council District 4):** A request for a change in zoning from "I-2 S MLOD-2 MLR-1 AHOD" Heavy Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Specific Use Authorization for Auto Salvage to "L MLOD-2 MLR-1 AHOD" Light Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 0.246 acres out of NCB 17364, located at 8524 New Laredo Highway. Staff recommends Approval.

Staff mailed 4 notices to the surrounding property owners, 0 returned in favor and 0 returned in opposition and no registered neighborhood association.

COMMISSION ACTION

A motion was made by Commissioner McGhee and seconded by Commissioner Nix to recommend approval.

AYES: McGhee, Nix, Rosalez, Bustamante, Gibbons, Kamath, Sipes, McDaniel, Romero

NAY: None

THE MOTION CARRIED

15. **ZONING CASE # Z2018324 (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-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay District Military Lighting Region 2 Airport Hazard Overlay District on 0.245 acres out of NCB 7388, located at 1501 South Zarzamora Street. Staff recommends Approval.

Staff mailed 7 notices to the surrounding property owners, 1 returned in favor and 0 returned in opposition and no response from the Collins Gardens Neighborhood Association.

COMMISSION ACTION

A motion was made by Commissioner McGhee and seconded by Commissioner Nix to recommend approval.

AYES: McGhee, Nix, Rosalez, Bustamante, Gibbons, Kamath, Sipes, McDaniel, Romero

NAY: None

THE MOTION CARRIED

16. Consideration, discussion, and action to cancel the Zoning Commission Meeting of January 1, 2019 due to Winter Break.

COMMISSION ACTION

A motion was made by Commissioner McGhee and seconded by Commissioner Nix to recommend approval.

AYES: McGhee, Nix, Rosalez, Bustamante, Gibbons, Kamath, Sipes, McDaniel, Romero

NAY: None

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION:

1. Consideration, discussion, and recommendation on proposed Unified Development Code (UDC) amendments including proposed changes to Section 35-310.05a. - Single-Family Residential District, Section 35-341. - "MXD" Mixed Use District, and Section 35-343. - "IDZ" Infill Development Zone.

Logan Sparrow, Interim Development Services Manager, 1901 S. Alamo, gave a detailed presentation regarding the IDZ Code Updates and was available to answer all questions from the Commission.

The Following Citizens appeared to speak.

Shawn Price, 1747 W. Laurel Street, spoke in favor.

Tony Garcia, 243 E. Huisache, spoke in favor.

Max Woodward, 823 Fred Road, spoke in opposition.

Cynthia Spielman, 900 W. Woodlawn, chose not to speak.

Dawn Hansen, 1017 W. Craig Place, voiced her concerns and spoke in favor and opposition.

Jack Sanford, 633 W. Summit, voiced his concerns and spoke in favor and opposition.

COMMISSION ACTION

A motion was made by Commissioner Bustamante and seconded by Commissioner McDaniel to recommend approval.

AYES: Bustamante, McDaniel, Rosalez, McGhee, Nix, Sipes, Kamath, Romero

NAY: Gibbons

THE MOTION CARRIED

3. **ZONING CASE # Z2018311 CD (Council District 10):** A request for a change in zoning from "O-2 AHOD" High Rise Office Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for a Welding Shop on Lot P-5A, NCB 15722, located at 12751 O'Connor Road. Staff recommends Approval.

Staff mailed 19 notices to the surrounding property owners, 0 returned in favor and 2 returned in opposition and no response from the Valencia Home Owners Association.

Jose Villagomez, 12751 O'Conner Road, requested a two week continuance to October 16, 2018 in order to speak with the Valencia Home Owners Association and address any concerns they may have.

The Following Citizens appeared to speak.

Jose Soto, 5402 Las Campanas, spoke in opposition.

COMMISSION ACTION

A motion was made by Commissioner Nix and seconded by Commissioner Gibbons to continue to October 16, 2018.

AYES: Nix, Gibbons, McGhee, McDaniel, Bustamante, Rosalez, Kamath, Sipes, Romero
NAY: None

THE MOTION CARRIED

Commission McDaniel left the meeting at 2:28pm

6. **ZONING CASE # Z2018314 S (Council District 3):** A request for a change in zoning from "C-3NA MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-3NA S MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Specific Use Authorization to allow for a Specified Financial Institution on 0.0263 acres out of NCB 9314, located at 930 S.W. Military Drive. Staff recommends Denial. (Associated Plan Amendment 18100)

Staff mailed 11 notices to the surrounding property owners, 0 returned in favor and 0 returned in opposition and there is no registered neighborhood association and a petition of support from various businesses was submitted and the Harlandale Neighborhood Association supports the rezoning even though they are not registered with the City.

Henry De La Paz, 930 S.W. Military Drive Suite 103, gave a presentation on his business and explained the difference between title lenders and how his business is better for the community.

No citizen appeared to speak.

COMMISSION ACTION

A motion was made by Commissioner McGhee and seconded by Commissioner Kamath for Approval.

AYES: McGhee, Kamath, Gibbons, Nix, Romero
NAY: Bustamante, Rosalez, Sipes

THE MOTION FAILS

No new motion was made therefore the case automatically returns to the next regularly scheduled Zoning Commission Meeting per 35-808(f).

12. **ZONING CASE # Z2018320 CD (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-4 CD MLOD-2 MLR-2-AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region-2 Airport Hazard Overlay District with Conditional Use for three (3) residential units on Lot 6B, Block 1, NCB 2449, located at 2402 Guadalupe Street. Staff recommends Approval.

Staff mailed 24 notices to the surrounding property owners, 0 returned in favor and 3 returned in opposition and the Historic Westside Resident Association is opposed.

Grace Goff, 2402 Guadalupe Street, requested a four week continuance to November 6, 2018.

No citizens appeared to speak.

COMMISSION ACTION

A motion was made by Commissioner Bustamante and seconded by Commissioner Rosalez to continue to November 6, 2018.

AYES: Bustamante, Rosalez, McGhee, Kamath, Gibbons Nix, Sipes, Romero

NAY: None

THE MOTION CARRIED

13. **ZONING CASE # Z2018321 CD (Council District 3):** 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 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for Oversized Vehicle Storage on Lot 11, NCB 8587, located at 533 Rayburn Drive. Staff recommends Denial. (Associated Plan Amendment 18091)

Staff mailed 23 notices to the surrounding property owners, 0 returned in favor and 0 returned in opposition and no registered neighborhood association.

No citizens appeared to speak.

COMMISSION ACTION

A motion was made by Commissioner McGhee for and seconded by Commissioner Rosalez to continue to October 16, 2018.

AYES: McGhee, Rosalez, Gibbons, Bustamante, Nix, Sipes, Kamath, Romero

NAY: None

THE MOTION CARRIED

16. Consideration and approval of the Zoning Commission Minutes for the September 4, 2018 Minutes.

COMMISSION ACTION

Chairwoman Romero motioned for approval of the minutes and all the Commissioners voted in the affirmative.

17. Consideration and approval of the Zoning Commission Minutes for the September 18, 2018 Minutes.

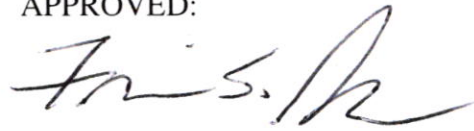
COMMISSION ACTION

Chairwoman Romero motioned for approval of the minutes and all the Commissioners voted in the affirmative.

Director's Report: Update on BuildSA

There being no further business, the meeting was adjourned at 3:10pm.

APPROVED:



Dr. Francine Romero, Chair

ATTEST:



Melissa Ramirez, Executive Secretary