

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
November 20, 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, Sipes, Lopez, Rosalez, Gibbons, McGhee, McDaniel, Nix

ABSENT: Head, Bustamante, Kamath

Cesar Chavez and Gabriela Barba, Seprotec Interpreters, were present and provided interpretation headsets to citizens.

COMBINED HEARING:

1. **ZONING CASE # Z2018338 CD (Council District 1):** A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with Conditional Use for a Construction Contractor Facility on the south 102-feet of Lot 1, Block 218, NCB 3945, the south 93-feet of Lot 2, Block 218, NCB 3945, and the south 100-feet of Lot 3, Block 218, NCB 3945, located at 1731, 1735, and 1739 West Hildebrand. Staff recommends Approval. Staff mailed 20 notices to the surrounding property owners, 1 returned in favor and 0 returned in opposition and no response from the Lone Star Neighborhood Association and the Collins Gardens Neighborhood Association is in support.

Staff mailed 43 notices to the surrounding property owners, 0 returned in favor and 1 returned in opposition and no response from the Los Angeles and Keystone Neighborhood Associations.

COMMISSION ACTION

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

AYES: McGhee, Nix, Lopez, McDaniel, Rosalez, Sipes, Gibbons, Romero

NAY: None

THE MOTION CARRIED

2. **ZONING CASE # Z2018345 CD (Council District 6):** 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 to "R-6 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Conditional Use for (4) Four Residential Units on Lot 9 and Lot 10, Block 2, NCB 14355, located at 5747 McDavitt Road. Staff recommends Approval.

Staff mailed 34 notices to the surrounding property owners, 1 returned in favor and 0 returned in opposition and no response from the Cable Westwood Neighborhood Association.

COMMISSION ACTION

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

AYES: McGhee, Nix, Lopez, McDaniel, Rosalez, Sipes, Gibbons, Romero

NAY: None

THE MOTION CARRIED

6. **ZONING CASE # Z2018354 (Council District 4):** A request for a change in zoning from "NP-10 MLOD-2 MLR-1 AHOD" Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "FR MLOD-2 MLR-1 AHOD" Farm and Ranch Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot P-12, Lot P-54A, and Lot P-55, NCB 17364, located at 9120 New Laredo Highway. Staff recommends Approval.

Staff mailed 12 notices to the surrounding property owners, 0 returned in favor and 3 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, Lopez, McDaniel, Rosalez, Sipes, Gibbons, Romero

NAY: None

THE MOTION CARRIED

7. **ZONING CASE # Z2018355 S (Council District 6):** A request for a change in zoning from "C-3NA MLOD-2 MLR-1 AHOD" General Commercial Non-Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 S MLOD-

2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Specific Use Authorization for a Party House, Reception Hall, Meeting Facilities on Lot 1 and Lot 2, Block 2, NCB 13953, located at 5418 and 5422 Enrique M. Barrera Parkway. 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 Community Workers Council.

COMMISSION ACTION

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

AYES: McGhee, Nix, Lopez, McDaniel, Rosalez, Sipes, Gibbons, Romero

NAY: None

THE MOTION CARRIED

8. **ZONING CASE # Z2018356 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 Conditional Use for two (2) residential dwelling units on Lot 9, Block 4, NCB 8884, located at 3122 West Laurel Street. Staff recommends Approval.

Staff mailed 35 notices to the surrounding property owners, 0 returned in favor and 0 returned in opposition and no response from the Prospect Hill and West End Hope Neighborhood Associations.

COMMISSION ACTION

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

AYES: McGhee, Nix, Lopez, McDaniel, Rosalez, Sipes, Gibbons, Romero

NAY: None

THE MOTION CARRIED

10. **ZONING CASE # Z2018358 (Council District 5):** A request for a change in zoning from "R-5 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-4 MLOD-2 MLR-1AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 10, Lot 11, and Lot 12, Block 6, NCB 7405, located at 520 and 522 Queretaro Street. Staff recommends Approval.

Staff mailed 34 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.

AYES: McGhee, Nix, Lopez, McDaniel, Rosalez, Sipes, Gibbons, Romero

NAY: None

THE MOTION CARRIED

11. **ZONING CASE # Z-2018-900001 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 Conditional Use for (4) Four Residential Dwelling Units on Lot 26 and Lot 27, Block 3, NCB 6557, located at 117 East Norwood Court. Staff recommends Approval.

Staff mailed 27 notices to the surrounding property owners, 1 returned in favor and 1 returned in opposition and the Monte Vista Terrace Neighborhood Association is in favor.

COMMISSION ACTION

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

AYES: McGhee, Nix, Lopez, McDaniel, Rosalez, Sipes, Gibbons, Romero

NAY: None

THE MOTION CARRIED

12. **ZONING CASE # Z-2018-900002 (Council District 4):** A request for a change in zoning from "PUD R-6 MLOD-2 MLR-1 AHOD" Planned Unit Development Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-5 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot P-4F, NCB 15850, generally located in the 9600 block of Heritage Farm. Staff recommends Approval.

Staff mailed 50 notices to the surrounding property owners, 0 returned in favor and 0 returned in opposition and there is no response from the Heritage Neighborhood Association.

COMMISSION ACTION

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

AYES: McGhee, Nix, Lopez, McDaniel, Rosalez, Sipes, Gibbons, Romero

NAY: None

THE MOTION CARRIED

13. **ZONING CASE # Z-2018-900003 (Council District 5):** A request for a change in zoning from "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with multi-family residential uses not to exceed 21 units per acre and uses permitted in "C-2" Commercial District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-25" Low Density Multi-Family District, "C-2" Commercial District, Fitness/Health Club, Gymnasium, Natatorium, Sport Court – Outdoor Uses Permitted, Hotel, Bar/Tavern, Microbrewery, Nightclub without Cover Charge Three (3) or more days per week, and a Winery with Bottling, on Lot 11 and Lot 2, Block 4, NCB 2568, located at 415 East Cevallos Street. Staff recommends Approval.

Staff mailed 12 notices to the surrounding property owners, 0 returned in favor and 0 returned in opposition and no response from the Lone Star Neighborhood Association.

COMMISSION ACTION

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

AYES: McGhee, Nix, Lopez, McDaniel, Rosalez, Sipes, Gibbons, Romero

NAY: None

THE MOTION CARRIED

14. **ZONING CASE # Z-2018-900004 (Council District 1):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for a single-family residential unit on Lot 19, NCB 3053, located at 130 Valero Street. Staff recommends Approval.

Staff mailed 23 notices to the surrounding property owners, 0 returned in favor and 0 returned in opposition and the Tobin Hill Community Association is in support.

COMMISSION ACTION

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

AYES: McGhee, Nix, Lopez, McDaniel, Rosalez, Sipes, Gibbons, Romero

NAY: None

THE MOTION CARRIED

15. **ZONING CASE # Z-2018-900006 (Council District 1):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 4.968 acres out of NCB 11691, located at 3622 West Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2018-900002)

Staff mailed 48 notices to the surrounding property owners, 1 returned in favor and 0 returned in opposition and no response from the Great Dell View or North Central Neighborhood Associations.

COMMISSION ACTION

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

AYES: McGhee, Nix, Lopez, McDaniel, Rosalez, Sipes, Gibbons, Romero

NAY: None

THE MOTION CARRIED

18. **ZONING CASE # Z-2018-900009 (Council District 6):** A request for a change in zoning from "C-1 MLOD-2 MLR-1 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-1 S MLOD-2 MLR-1 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Specific Use Authorization for a Medical Clinic on Lot 6, Block 8, NCB 15570, located at 7322 West Military Drive. Staff recommends Approval.

Staff mailed 25 notices to the surrounding property owners, 0 returned in favor and 0 returned in opposition and there is no response from the Cable West Wood or Lackland Terrace Neighborhood Associations.

COMMISSION ACTION

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

AYES: McGhee, Nix, Lopez, McDaniel, Rosalez, Sipes, Gibbons, Romero

NAY: None

THE MOTION CARRIED

19. **ZONING CASE # Z-2018-900011 (Council District 3):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 AHOD"

Commercial Airport Hazard Overlay District on 0.0904 acres out of NCB 8663, located at 6630 South Flores Street. Staff recommends Approval.

Staff mailed 17 notices to the surrounding property owners, 0 returned in favor and 0 returned in opposition and No response from the Mission San Jose Neighborhood Association.

COMMISSION ACTION

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

AYES: McGhee, Nix, Lopez, McDaniel, Rosalez, Sipes, Gibbons, Romero

NAY: None

THE MOTION CARRIED

20. **ZONING CASE # Z-2018-900018 HL (Council District 1):** A request for a change in zoning from "R-6 UC-5 AHOD" Residential Single-Family McCullough Avenue Urban Corridor Airport Hazard Overlay District to "R-6 HL UC-5 AHOD" Residential Single-Family Historic Landmark McCullough Avenue Urban Corridor Airport Hazard Overlay District on Lot 4, Block 5, NCB 2995, located at 314 East Ashby Place. Staff recommends Approval.

Staff mailed 22 notices to the surrounding property owners, 0 returned in favor and 1 returned in opposition and no response from the Tobin Hill Neighborhood Association.

COMMISSION ACTION

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

AYES: McGhee, Nix, Lopez, McDaniel, Rosalez, Sipes, Gibbons, Romero

NAY: None

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION:

3. **ZONING CASE # Z2018348 CD (Council District 8):** A request for a change in zoning from "RE MLOD-1MSAO-1" Residential Estate Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay District to "C-2 CD MLOD-1 MSAO-1" Commercial Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation District with Conditional Use for Office Warehouse (Flex Space) - Outside Storage Not Permitted on 5.874 acres out of CB 4718, generally located southeast of the Kyle Seale Parkway and Babcock Road intersection. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18103)

Staff mailed 8 notices to the surrounding property owners, 2 returned in favor and 0 returned in opposition and there is no registered neighborhood association.

James McKnight, 112 East Pecan, gave a brief presentation and stated they have reached out to the community. He provided examples of other properties in the area to show his request in keeping with the area.

The Following Citizens appeared to speak.

Michelle McMillian, Babcock Rd 165 Ltd, asked for a continuance.
Alvaro Benedetti, 18930 Cortez Cove, chose not to speak.

COMMISSION ACTION

A motion was made by Commissioner Romero and seconded by Commissioner Gibbons for approval.

AYES: Romero, Gibbons, McDaniel, McGhee, Rosalez, Nix, Lopez, Sipes

NAY: None

THE MOTION CARRIED

4. **ZONING CASE # Z2018350 (Council District 3):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on West 66-feet of the South 150-feet of Lot 7, Block 2, NCB 7578, located at 467 Hot Wells Boulevard. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18104)

Staff mailed 14 notices to the surrounding property owners, 2 returned in favor and 3 returned in opposition and no response from the Highland Hill Neighborhood Association is not opposed and no response from the Hot Wells Neighborhood Association.

Elaine Hu, 467 Hot Wells Boulevard, stated she has owned her business for ten years and wishes to move her business to this new location. Ms. Hu amended her request to R-4 CD with conditional use for a variety store

COMMISSION ACTION

The following citizens appeared to speak.

Sandra Castillo, 471 Hot Wells, spoke in opposition.

A motion was made by Commissioner McGhee and seconded by Commissioner Lopez for approval with all recommendations 1) Downward lighting 2) Solid Screen Fence 3) 15' landscape buffer along residential areas 4) Hours of operations from 7am to 6pm

AYES: Nix, Lopez, McGhee

NAY: Rosalez, Sipes, Gibbons, McDaniel, Romero

THE MOTION FAILED

5. ZONING CASE # Z2018341 (Council Districts 2, 3, and 10): A request to update 35.339.04 of Chapter 35, Unified Development Code, Military Lighting Overlay Districts, Designation Criteria to include Martindale Army Air Field and 35.339.05 (c) to add Martindale Army Air Field (MSAO-2) and to apply Zoning Overlays on multiple lots, generally located on multiple addresses extending within 5 miles from the perimeter boundaries surrounding Martindale Army Airfield for "MLOD-3" Martindale Military Lighting Overlay District with applicable "MLR-1" Military Lighting Region 1 for properties within 3 miles from the boundary of Martindale Army Airfield and "MLR-2" Military Lighting Region 2 for properties located from 3 miles to 5 miles from the boundary of Martindale Army Airfield and "MSAO-2" Martindale Military Sound Attenuation Overlay District to the base zoning district for property located up to 5 miles from the boundary of Martindale Army Staff recommends Approval.

There were 44,978 affected by this rezoning, 1294 were within 200 feet. 50 notices were opposed and 23 notices in support. There were 39 Neighborhood Associations noticed, 1 in opposition. The Dellcrest Neighborhood Associations and Eastgate Neighborhood Associations are opposed to the request.

Jim Cannizo, Camp Stanley, was available to answer questions from the Commission.
LTC Troy Meuth, Martindale Army Airfield, was available to answer questions.

The Following Citizens appeared to speak.

Sylvia Alaniz, yielded time to Dan Martinez.
Dan Martinez, 932 Rice Rd, spoke in opposition.

COMMISSION ACTION

A motion was made by Commissioner McGhee and seconded by Commissioner Nix to recommend approval to update the City Code to add Martindale Airfield to the MLOD and the sound Attenuation Overlay District.

Commissioner Romero read into the record:

The Time is 2:53pm. The City Zoning Commission, in accordance with Section 551.071 of the Texas Government Code, shall now go into executive session for the purpose of a confidential Attorney/Client discussion of legal issues related to this item.

After such deliberation, the Commission will reconvene in Open Session.

Commissioner Romero: The time is now 2:59pm the Zoning Commission will now reconvene into session and no action was taken.

A motion was made by Commissioner McGhee and seconded by Commissioner Nix to recommend approval to update the City Code to add Martindale Airfield to the MLOD and the sound Attenuation Overlay District.

AYES: McGhee, Nix, McDaniel, Lopez, Rosalez, Sipes, Romero

NAY: Gibbons

THE MOTION CARRIED

COMMISSION ACTION

A motion was made by Commissioner Nix and seconded by Commissioner McDaniel to recommend approval to update the City Code to add Martindale Airfield to the UDC with the Military Lighting Overlay District and the Military Sound Attenuation Overlay District Standards.

AYES: Lopez, Rosalez, Nix, Sipes, McDaniel, Romero

NAY: Gibbons, McGhee

THE MOTION CARRIED

The Zoning Commission recessed for a break at 3:02pm and reconvened at 3:12pm.

9. **ZONING CASE # Z2018357 (Council District 1):** A request for a change in zoning from "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for Two-Family Dwellings to "R-3 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 3 and Lot 4, NCB 11877, located at 8107 Janda Susan Road. Staff recommends Approval.

Staff mailed 27 notices to the surrounding property owners, 1 returned in favor and 2 returned in opposition and no registered neighborhood association.

Marietta Hill, 2602 Melrose Canyon, asked for the Board to consider rezoning from Duplexes to Single Family.

The following citizens appeared to speak.

Irene Valdez, 8110 Janda Susan Road, spoke in opposition.
Carlos Valdez, 8110 Janda Susan Road, spoke in opposition.

COMMISSION ACTION

A motion was made by Commissioner Lopez and seconded by Commissioner Rosalez to recommend approval.

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

NAY: None

THE MOTION CARRIED

16. **ZONING CASE # Z-2018-900007 (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, "RM-4 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, "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-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 2.034 acres out of NCB 6230, generally located south of the intersection of Pleasanton Road and South Flores Street. Staff recommends Approval.

Staff mailed 51 notices to the surrounding property owners, 0 returned in favor and 0 returned in opposition and no registered neighborhood associations.

Ian Cochran, representative, stated this is a mixture of properties and the owner wishes to replat the property and uniform the zoning.

COMMISSION ACTION

A motion was made by Commissioner McGhee and seconded by Commissioner Lopez to continue to December 4, 2018.

AYES: McGhee, Lopez, Rosalez, Nix, Sipes, Gibbons, McDaniel, Romero

NAY: None

THE MOTION CARRIED

17. **ZONING CASE # Z-2018-900008 (Council District 2):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 11, Block 15, NCB 1292, located at 111 Seguin Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 2018-900004)

Staff mailed 19 notices to the surrounding property owners, 0 returned in favor and 0 returned in opposition and no response from the Government Hill Alliance Neighborhood Association.

James Leonard, applicant, requested a continuance to December 4, 2018.

No citizens appeared to speak.

COMMISSION ACTION

A motion was made by Commissioner McDaniel and seconded by Commissioner McGhee to continue to December 4, 2018.

AYES: McDaniel, McGhee, Rosalez, Lopez, Sipes, Nix, Gibbons, Romero

NAY: None

THE MOTION CARRIED

21. **ZONING CASE # Z-2018-900019 H (Council District 1):** A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 H AHOD" Residential Single-Family Greenlawn Estates Historic Airport Hazard Overlay District on 28.9 acres out of NCB 8417, located on various properties on Greenlawn Drive. Staff recommends Approval.

Staff mailed 264 notices to the surrounding property owners, 3 returned in favor and 2 returned in opposition and no response from the Los Angeles Heights Neighborhood Association.

The Following citizens appeared to speak.

Roy De La Cruz, 127 Greenlawn, spoke in opposition.

Walton Winslow, 163 Greenlawn, spoke in opposition.

Burt Barr, 150 Greenlawn, spoke in opposition.

COMMISSION ACTION

A motion was made by Commissioner Lopez and seconded by Commissioner Sipes for Approval.

AYES: Lopez, Sipes, Romero, McDaniel, Rosalez, Gibbons, Nix, McGhee

NAY: None

THE MOTION CARRIED

28. Consideration and approval of the Zoning Commission Minutes for the November 5, 2018 Minutes.

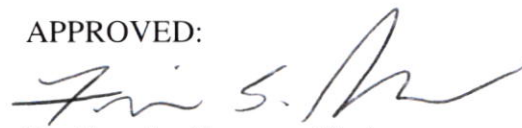
COMMISSION ACTION

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

Director's Report: Infill Development Zone Updates.

There being no further business, the meeting was adjourned at 4:15pm.

APPROVED:



Dr. Francine Romero, Chair

ATTEST:



Melissa Ramirez, Executive Secretary