

City of San Antonio



Zoning Commission Minutes
Development and Business
Services Center
1901 South Alamo

November 19, 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, Hui, Sipes, McDaniel, Kamath, McGhee
- Absent: Toson, Whyte

- Cesar and Jacqueline, 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 # 6 **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-2 CD AHOD" General Commercial Airport Hazard Overlay District with Conditional Use for a Theater - Indoor permitting Over 2 Screens on Lot 2, Block 2, NCB 17120, located at 5063 Northwest Loop 410. 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, 0 returned in favor, and 0 returned in opposition and no neighborhood association.

No Citizens appeared to speak.

Motion: Commissioner McGhee asked for a motion as presented.

Motion: Commissioner Bustamante made a motion for approval

Second: Commissioner Sipes

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

Opposed: None

Motion Carried

Item # 7 **ZONING CASE Z-2019-10700234 CD (Council District 3)**: 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 Three (3) Dwelling Units on Lot 19, Block 2, NCB 3067, located at 231 Chicago Boulevard. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

Staff stated 30 notices were mailed to property owners within 200 feet, 0 returned in favor, and 1 returned in opposition and Riverside Neighborhood Association is in support.

No Citizens appeared to speak.

Motion: Commissioner McGhee asked for a motion for item #7 as presented.

Motion: Commissioner Bustamante made a motion for approval

Second: Commissioner Sipes

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

Opposed: None

Motion Carried

Item # 8 **ZONING CASE Z-2019-10700257 (Council District 5):** A request for a change in zoning from "I-2 MLOD-2 MLR-2 AHOD" Heavy Industrial 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 7.5586 acres out of NCB A35, generally located northwest of the intersection of Merida Street and South Navidad Street. Staff recommends Approval. (Michael Pepe, Planner (210) 207-8208, michael.pepe@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 response from the Collins Garden Neighborhood Association.

The following Citizens appeared to Speak.

Robbie Pheifer, spoke in favor of #8

Motion: Commissioner McGhee asked for a motion for item # 8 as presented.

Motion: Commissioner Bustamante made a motion for approval

Second: Commissioner Sipes

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

Opposed: None

Motion Carried

Item # 10 **ZONING CASE Z-2019-10700259 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 "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for a Club-Private on Lot 40, Block 18, NCB 16528, located at 6718 Westfield Boulevard. 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 no response from the Cable-Westwood Neighborhood Association.

The Following Citizens appeared to speak.

Richard Moore, spoke in favor of #10
Arrendondo Gonzalez, spoke in favor of #10
Julian Zammaripa, spoke in favor of #10
Marvin Arnold, spoke in favor of #10
Juan Martinez, spoke in favor of #10
Lisa Hernandez, not present to speak

Motion: Commissioner McGhee asked for a motion for item #10 as presented.

Motion: Commissioner Bustamante made a motion for approval

Second: Commissioner Sipes

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

Opposed: None

Motion Carried

Item # 11 **ZONING CASE Z-2019-10700260 (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 two (2) Residential Units on Lot 8, Lot 9 and the east 14 feet of Lot 7, Block 1, NCB 129, located at 821 West Cypress Street. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Staff stated 26 notices were mailed to property owners within 200 feet, 4 returned in favor, and 0 returned in opposition and the no response from the Five Points Neighborhood Association.

No Citizens appeared to speak.

Motion: Commissioner McGhee asked for a motion for item # 11 as presented.

Motion: Commissioner Bustamante made a motion for approval

Second: Commissioner Sipes

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

Opposed: None

Motion Carried

Item # 12

ZONING CASE Z-2019-10700261 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 "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 units on Lot 20 and the west 25 feet of Lot 19, NCB 7791, located at 238 Beatrice Avenue. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

Staff stated 19 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 # 12 as presented.

Motion: Commissioner Bustamante made a motion for approval

Second: Commissioner Sipes

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

Opposed: None

Motion Carried

Item # 13

ZONING CASE Z-2019-10700262 (Council District 5): A request for a change in zoning from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "IDZ-1 AHOD" Low Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for eight (8) units on the north 67.98 feet of Lots 8, 9, 10, 11, and 12, and the northeast 24.47 feet of Lot 7, Block 4, NCB 2583, located at 402 East Lachappelle. Staff recommends Approval. (Michael Pepe, Planner (210) 207-8208, michael.pepe@sanantonio.gov, Development Services Department)

Staff stated 37 notices were mailed to property owners within 200 feet, 3 returned in favor, and 0 returned in opposition and no response from Lone Star Neighborhood Association is in support.

No Citizens appeared to speak.

Motion: Commissioner McGhee asked for a motion for item # 13 as presented.

Motion: Commissioner Bustamante made a motion for approval

Second: Commissioner Sipes

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

Opposed: None

Motion Carried

Item # 16

ZONING CASE Z-2019-10700265 HL (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 HL NCD-5 AHOD" Residential Single-Family Historic Landmark Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District on Lot 39 and Lot 40, Block 10, NCB 1785, located at 1115 West Kings Highway. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

Staff stated 29 notices were mailed to property owners within 200 feet, 0 returned in favor, and 1 returned in opposition and no response from the Beacon Hill Neighborhood Association is in support

No Citizens appeared to speak.

Motion: Commissioner McGhee asked for a motion for item #16 as presented.

Motion: Commissioner Bustamante made a motion for approval

Second: Commissioner Sipes

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

Opposed: None

Motion Carried

Item # 17 **ZONING CASE Z-2019-10700266 HL (Council District 10):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 HL AHOD" Residential Single-Family Historic Landmark Airport Hazard Overlay District at P-54, NCB 17726, located at 16000 Hickory Well Drive. Staff recommends Approval. (Michael Pepe, Planner (210) 207-8208, michael.pepe@sanantonio.gov, Development Services Department)

Staff stated 61 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and Longs Creek Homeowners Association is in support.

No Citizens appeared to speak.

Motion: Chair McGhee asked for a motion for item # 17 as presented.

Motion: Commissioner Bustamante made a motion for approval

Second: Commissioner Sipes

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

Opposed: None

Motion Carried

Item # 18 **ZONING CASE Z-2019-10700267 HL (Council District 1):** A request for a change in zoning from "D AHOD" Downtown Airport Hazard Overlay District to "D HL AHOD" Downtown Historic Landmark Airport Hazard Overlay District on 0.086 acres out of NCB 421, located at 505 East Travis Street. Staff recommends Approval. (Lorianne Thennes, Planner (210) 207-7945, lorianne.thennes, Development Services Department)

Staff stated 22 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no response from the Downtown residents Association.

No Citizens appeared to speak.

Motion: Chair McGhee asked for a motion as presented

Motion: Commissioner Bustamante made a motion for approval

Second: Sipes

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

Opposed: None

Motion Carried

Item # 19 **ZONING CASE Z-2019-10700268 CD (Council District 2):** A request for a change in zoning from "R-6 H MLOD-3 MLR-2 AHOD" Residential Single-Family Government Hill Historic Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-6 CD H MLOD-3 MLR-2 AHOD" Residential Single-Family Government Hill Historic Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for four (4) Residential Dwelling Units on the north 134.05 feet of Lot 1 and the west 5.1 feet of the north 134 feet of Lot 2, Block 3, NCB 1264, located at 600 East Carson 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 Government Hill Alliance Neighborhood Association is in support.

No Citizens appeared to speak.

Motion: Chair McGhee asked for a motion for item # 19 as presented.

Motion: Commissioner Bustamante made a motion for approval

Second: Sipes

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

Opposed: None

Motion Carried

Item # 20 **ZONING CASE Z-2019-10700271 (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 Lots P-16J and P-17, NCB 18820, located at 8380 Culebra Road. Staff recommends Approval. (Lorianne Thennes, Planner (210) 207-7945, lorianne.thennes, 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 Neighborhood Association.

No Citizens appeared to speak.

Motion: Commissioner McGhee asked for a motion for item # 20 as presented.

Motion: Commissioner Bustamante made a motion for approval

Second: Sipes

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

Opposed: None

Motion Carried

Item #22 **ZONING CASE Z-2019-10700273 (Council District 2):** A request for a change in zoning from "C-2 RIO-1 DN UC-2 NCD-9 AHOD" Commercial River Improvement Overlay Development Node Broadway Urban Corridor Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District to "C-2 IDZ RIO-1 DN UC-2 NCD-9 AHOD" Commercial Infill Development Zone Overlay River Improvement Overlay Development Node Broadway Urban Corridor Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District on Lot 1, Lot 2, the south 25 feet of Lot 3, the north 25 feet of Lot 3, and the south 40 feet of Lot 4, Block 27, NCB 1764, located at 2000 Broadway Street. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Staff stated 29 notices were mailed to property owners within 200 feet, 5 returned in favor, and 0 returned in opposition and no Response from Westfort Neighborhood association.

No Citizens appeared to speak.

Motion: Commissioner McGhee asked for a motion for item # 22 as presented.

Motion: Commissioner Bustamante made a motion for approval

Second: Sipes

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

Opposed: None

Motion Carried

Item #23 **ZONING CASE Z-2019-10700274 (Council District 3):** A request for a change in zoning from "FR" Farm and Ranch District to "I-2" Heavy Industrial District on 234.07 acres out of CB 4006, generally located northeast at the intersection of Martinez Losoya and Pleasanton Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600076) (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

Staff stated 19 notices were mailed to property owners within 200 feet, 1 returned in favor, 0 in opposition and no registered neighborhood association.

No Citizens appeared to speak.

Motion: Commissioner McGhee asked for a motion for item # 23 as presented.

Motion: Commissioner Bustamante made a motion for approval

Second: Sipes

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

Opposed: None

Motion Carried

Item # 26

ZONING CASE Z-2019-10700278 (Council District 8): A request for a change in zoning from "R-6" Residential Single-Family District to "MF-18" Multi-Family District on the north 62.5 feet of Lot 3 and the north 62.5 feet of Lot 6, Block 11, NCB 14695, generally located in the 8000 block of Oakland Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600075) (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, 2 returned in favor, 0 in opposition and no registered neighborhood association.

No Citizens appeared to speak.

Motion: Commissioner McGhee asked for a motion for item # 26

Motion: Commissioner Bustamante made a motion for approval

Second: Sipes

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

Opposed: None

Motion Carried

Individual Agenda Items:

Commissioner Greathouse recused herself from items #24 & #24 at 1:29pm and returned at 1:31pm

Item # 24

ZONING CASE Z-2019-10700276 (Council District 2): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on 18.007 acres out of NCB 16551, located Northwest of Weichold Road and East Loop 1604 North. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600077) (Lorianne Thennes, Planner (210) 207-7945, lorianne.thennes, Development Services Department)

Staff stated 6 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 in opposition and Registered Neighborhood Association.

No Citizens appeared to speak.

Motion: Commissioner McGhee asked for a motion for item # 24 as presented.

Motion: Commissioner Bustamante made a motion for Approval

Second: Commissioner Sipes

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

Opposed: None

Recused: Greathouse

Motion Carried

Item # 25

ZONING CASE Z-2019-10700277 (Council District 4): 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 "MF-33 MLOD-2 MLR-1 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 15.975 acres out of NCB 15248, located in the 9100 Block of Excellence Drive. Staff recommends Approval, pending Plan Amendment.(Associated Plan Amendment PA-2019-11600078) (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department).

Staff stated 37 notices were mailed to property owners within 200 feet, 1 returned in favor, 0 in opposition and no response from the People Active in Community Effort.

No Citizens appeared to speak.

Motion: Commissioner McGhee asked for a motion for item # 25 as presented.

Motion: Commissioner Bustamante made a motion for Approval

Second: Commissioner Sipes

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

Opposed: None

Recused: Greathouse

Motion Carried

Commissioner Greathouse returned to the meeting at 1:31pm

Item # 1 Discussion and Action on proposed Ordinance adopting changes to Chapter 35, the Unified Development Code (UDC), Section 35-310-01 Table 310-1 Lot and Building Dimensions Table, relating to Lot and Building Dimensions in "RM" and "MF" districts. Staff recommends Approval. (Catherine Hernandez, Development Services Administrator, Development Services Department)

Staff gave a detailed presentation regarding the changes to the Unified Development Code relating to lots and dimensions in RM-MF Districts and was available for questions.

The Following Citizens appeared to speak.

Mary Johnson, Monte Vista Terrace Association, spoke in favor
Rick Schell, Tobin Hill Community Association, spoke in favor
Cynthia Spielman, yielded time to Anisa Schell
Anisa Schell, Tobin Hill Neighborhood Association, spoke in favor
James Griffin, 112 E. Pecan, spoke in favor
Rob Killen, 100 W. Houston St, spoke in favor
Jason Arechiga, 1903 Preakness, spoke in favor
John Cooley, 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 # 1

Motion: Commissioner Bustamante made a motion for approval with the following clarifying language with a change to the second sentence of note 11, that sentence to be stricken and replaced with the following: *Height Limits shall not apply where abutting property zoned single family residential, but not used for residential purposes such as a church, school, park, golf course or vacant property.*

Second: Commissioner Sipes

In Favor: Bustamante, Sipes, Kamath, Romero, Hui, McGhee

Opposed: Greathouse, McDaniel, Gibbons,

Motion Granted

The Zoning Commission recessed for at 2:45pm and reconvened at 2:58pm

Item # 4 **(Continued from 11/05/19) ZONING CASE Z-2019-10700228 (Council District 9):** Ordinance amending the Zoning District Boundary 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, and 3 returned in opposition and registered neighborhood association.

Rob Killen, 100 W. Houston St, gave new details regarding the project and community outreach made along with parking changes. He then introduced Vince Cantu who spoke to the Vision of his project.

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 #4 as presented.

Motion: Commissioner Gibbons made a motion for Denial

Second: **Motion Dies for the lack of a Second**

Motion: Commissioner Bustamante made a motion for approval.

Second: Commissioner McDaniel

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

Opposed: Gibbons

Motion Granted

Item # 5 **ZONING CASE Z-2019-10700082 (Council District 10):** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District, “C-2 MC-3 AHOD” Commercial Austin Highway Corridor Overlay Airport Hazard Overlay District, and “C-3 NA MC-3 AHOD” General Commercial Nonalcoholic Sales Austin Highway Corridor Overlay Airport Hazard Overlay District to “C-3 MC-3 AHOD” General Commercial Austin Highway Corridor Overlay Airport Hazard Overlay District and “C-3 AHOD” General Commercial Airport Hazard Overlay District on Lot 36, Block A, NCB 8695, located at 1315 Austin Highway. Staff recommends Denial. (Associated Plan Amendment PA-2019-11600072) (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, 1 returned in favor, and 0 in returned in opposition and no response from the Wilshire Neighborhood Association.

Jose VillaGomez, gave a brief presentation regarding his project and discussed its potential uses. Mr. Villagomez **amended his request to C-2**. He then introduced William Duggar who stated they have owned the property since 1985 and wishes to improve the area.

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 # 5.

Motion: Commissioner McDaniel made for a motion for approval as amended

Second: Commissioner Romero

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

Opposed: None

Motion Carried

Item # 9 **ZONING CASE Z-2019-10700242 CD (Council District 5):** 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 Conditional Use for Auto and Light Truck Repair on Lot 12, Block 7, NCB 2358, located at 2520 Monterey Street and 312 South Zarzamora Street. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

Staff stated 20 notices were mailed to property owners within 200 feet, 1 returned in favor, and 4 in returned in opposition and the Historic Westside Neighborhood Association is opposed.

Jose Gallegos, 312 S. Zarzamora, discussed the advantages of having a small auto repair shop in the neighborhood and stated they have spoken with the community. He spoke of agreeing on the following conditions:

Hours of Operation: Monday-Friday 8am -6pm, Sat. 8-3, closed on Sun.

No Signs or Banners

No Sounds, speakers or amplification

The Following Citizens appeared to speak.

Charlie Lopez, 2510 Monterrey, spoke in opposition

Roland Mazuca, 2511 Monterrey, spoke in opposition

Linda Ortega, 2505 Saunders, 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 # 5.

Motion: Commissioner Bustamante made for a motion for Denial.

Second: Commissioner Hui

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

Opposed: Gibbons

Motion Carried

Item # 14

ZONING CASE Z-2019-10700263 (Council District 2) A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for three (3) dwelling units on Lot 19, Block 18, NCB 665, located at 1131 South Mesquite Street. Staff recommends Approval. (Lorianne Thennes, Planner (210) 207-7945, lorianne.thennes, Development Services Department)

Staff stated 40 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 in returned in opposition and the Denver Heights Neighborhood Association is in support.

Laurentiu Popa, 1131 South Mesquite Street, wishes to build 3 residential Homes and needs the rezoning to accomplish his goal.

The Following Citizens appeared to speak.

Virginia Van Cleave, 9118 Fairlane, spoke in opposition
Amparo Negrete, 1125 S. Mesquite, 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 # 14.

Motion: Commissioner McDaniel made for a motion to amend and increase the rear setback to 10 feet on the homes.

Second: Motion dies due to the lack of a second

Motion: Commissioner Gibbons made a motion for a **continuance to Dec. 17, 2019**

Second: Commissioner Bustamante

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

Opposed: None

Motion Carried

Item # 15

ZONING CASE Z-2019-10700264 (Council District 2) A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Low Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for two (2) residential units on Lot 16, Block 1, NCB 479, located at 1821 North Olive Street. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department)

Staff stated 36 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 in returned in opposition and no response from the Government Hill Alliance Neighborhood Association.

Jose Sepulveda, 1821 N Olive St., Stated his mane and address and asked the Commission for their approval.

The Following Citizens appeared to speak.

Virginia Van Cleave, 9118 Fairlane, spoke in opposition from the Conservation Society.

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 # 15.

Motion: Commissioner McDaniel made for a motion for a continuance to December 3, 2019

Second: Commissioner Greathouse

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

Opposed: None

Motion Carried

Item # 21 **ZONING CASE Z-2019-10700272 CD (Council District 3):** A request for a change in zoning from "C-2 NA" Commercial Nonalcoholic Sales District to "C-2 CD" Commercial District with Conditional Use for a Construction Contractor Facility on Lot 2, Block 11, NCB 10876, generally located southwest of Southeast Military Drive and Emory Oak Drive. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department).

Staff stated 33 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 in returned in opposition and no response from the South East Side Neighborhood Association.

Patrick Christensen discussed his project and the need for the rezoning of the property with the following conditions and adding NA to the zoning:

Solid Screen fencing on the west and south side
No free standing pole signs or banners or flashing
No auto repair, tire or sales
No Music or amplified sound
Hours of operation from 7am to 10pm

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 for a motion for approval **as amended**

Second: Commissioner McDaniel

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

Opposed: None

Motion Carried

Approval of Minutes

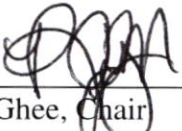
Consideration and Approval of the November 19, 2019 Meeting Minutes

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

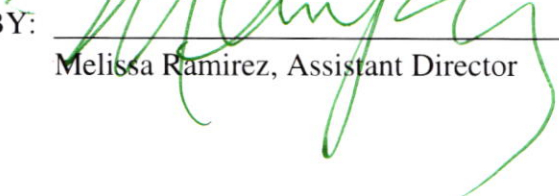
Director's Report: None

Adjournment

There being no further business, the meeting was adjourned at 5:14pm

APPROVED BY:  OR _____
Joy McGhee, Chair

DATE: 12/3/19

ATTESTED BY: 
Melissa Ramirez, Assistant Director

DATE: 12/6/19

City of San Antonio



Zoning Commission Minutes

Development and Business
Services Center
1901 South Alamo

November 5, 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, Kamath, McGhee
- Absent: None

- Cesar and Jacqueline, 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

The following Citizens appeared to Speak.

Cosima, Colvin, Beacon Hill Neighborhood Association, spoke in favor of Item #6

Alicia Castelman, 1019 Capitol, spoke in favor of item #17

Cosima, Colvin, Beacon Hill Neighborhood Association, spoke in favor of Item #17

Item # 1 Discussion and possible action amending the Unified Development Code (UDC), Chapter 35 of the City Code of San Antonio, Texas, with changes to Section 35-801 relating to the composition of the Board of Adjustment (BOA) and authorizing a change to the BOA Rules and Procedures Document in order to modify the BOA Composition (Catherine Hernandez, Development Services Administrator, (210) 207-5085, Catherine.hernandez@sanantonio.gov, Development Services Department)

No Citizens appeared to speak.

Motion: Commissioner McGhee asked for a motion for item # 1 as presented.

Motion: Commissioner Bustamante made a motion for approval

Second: Commissioner Sipes

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

Opposed: None

Motion Carried

Item # 6 **(Continued from 10/15/19) 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 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.

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

No Citizens appeared to speak.

Cosima, Colvin, Beacon Hill Neighborhood Association, spoke in favor of Item #6

Motion: Commissioner McGhee asked for a motion for item # Z-2019-10700193 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, Kamath, McGhee

Opposed: None

Motion Carried

Item # 7 (Continued from 10/01/19) ZONING CASE Z-2019-10700203 (Council District 7): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District, "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District and "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "MF-40 AHOD" Multi-Family Airport Hazard Overlay District on Lot 1 and Lot 2, Block 2, NCB 13301 and Lot 1 and Lot 2, Block 3, NCB 13302, generally located northeast of the intersection of West Loop 410 and Pin Oak Drive. 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, 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-2019-10700203 as presented.

Motion: Commissioner Bustamante made a motion for approval

Second: Commissioner Sipes

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

Opposed: None

Motion Carried

Item # 10

(Continued from 10/01/19) ZONING CASE Z-2019-10700222 S (Council District 2): A request for a change in zoning from "C-2 MLOD-3 MLR-1 AHOD" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 S MLOD-3 MLR-1 AHOD" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Specific Use Authorization for a Car Wash on 3.64 acres out of NCB 16612, generally located southwest of the intersection of Summer Fest Drive and North Foster Road. Staff recommends Approval. (Dominic Silva, Senior Planner, (210) 207-0120, dominic.silva@sanantonio.gov, Development Services Department)

Staff stated 12 notices were mailed to property owners within 200 feet, 19 returned in favor, and 0 returned in opposition (17 outside the 200' radius) and Sunrise Neighborhood Association is in opposition.

No Citizens appeared to speak.

Motion: Commissioner McGhee asked for a motion for item # **Z-2019-10700222 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, Kamath, McGhee

Opposed: None

Motion Carried

Item # 16

ZONING CASE Z-2019-10700247 CD (Council District 9): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Library (Private) on Lot 35, Block 13, NCB 13162, located at 903 Melissa Drive. Staff recommends Approval. (Associated Zoning Case Z-2019-10700252) (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services

Staff stated 25 notices were mailed to property owners within 200 feet, 0 returned in favor and 0 returned in opposition and no response from the Greater Harmony Hills Neighborhood Association.

No Citizens appeared to speak.

Motion: Commissioner McGhee asked for a motion for item # **Z-2019-10700247 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, Kamath, McGhee

Opposed: None

Motion Carried

Item # 17

ZONING CASE Z-2019-10700248 (Council District 1): A request for a change in zoning from "C-3NA NCD-5 AHOD" General Commercial Nonalcoholic Sales Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District to "R-3 NCD-5 AHOD" Residential Single-Family Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District on North 37.5 Feet of South 75 Feet of Lot 1-4, Block 5, NCB 1783, located at 1019 Capitol Avenue. Staff recommends Approval. (Michael Pepe, Planner, 210-207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Staff stated 18 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and Beacon Hill Neighborhood Association is in support.

The Following Citizens appeared to speak.

Alicia Castelman, 1019 Capitol, spoke in favor of item #17

Cosima, Colvin, Beacon Hill Neighborhood Association, spoke in favor of Item #17

Motion: Commissioner McGhee asked for a motion for item # **Z-2019-10700248** as presented.

Motion: Commissioner Bustamante made a motion for approval

Second: Commissioner Sipes

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

Opposed: None

Motion Carried

Item # 20

ZONING CASE Z-2019-10700252 (Council District 2): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-1 HS AHOD" General Industrial Historic Significant Landmark Airport Hazard Overlay District to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, an Extended Stay Hotel, and multi-family dwelling units not to exceed 570

units and "IDZ-3 HL AHOD" High Intensity Infill Development Zone Historic Significant Landmark Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, an Extended Stay Hotel, and multi-family dwelling units not to exceed 570 units on 2.892 acres out of NCB 656, located at 1008 Hoefgen Avenue, 1010 Hoefgen Avenue, 1010 Hoefgen Avenue 1, and 509 Delaware Street. Staff recommends Approval. (Associated Plan Amendment Case PA2019-11600071) (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services

Staff stated 22 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and Denver Heights Neighborhood Association is in support

No Citizens appeared to speak.

Motion: Commissioner McGhee asked for a motion for item # **Z-2019-10700252** as presented.

Motion: Commissioner Bustamante made a motion for approval

Second: Commissioner Sipes

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

Opposed: None

Motion Carried

Item # 21

ZONING CASE Z-2019-10700254 (Council District 1) A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "R-3 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 66, Block 3, NCB 2159, located at 241 Rounds Street. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department).

Staff stated 58 notices were mailed to property owners within 200 feet, 1 returned in favor, and 0 returned in opposition and West hope in Action Neighborhood Association is in support.

No Citizens appeared to speak.

Motion: Chair McGhee asked for a motion for item # **Z-2019-10700254** as presented.

Motion: Commissioner Bustamante made a motion for approval

Second: Commissioner Sipes

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

Opposed: None

Motion Carried

Individual Consideration Items I:

Item # 5 **(Continued from 10/15/19) 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-18 AHOD" Limited Density 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 Approval. (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, and 1 returned in opposition and the Hot Wells Mission Reach Neighborhood Association is opposed.

No Citizens appeared to speak.

Motion: Chair McGhee made a motion for item a **continuance for case # Z-2019-10700161 to December 3rd, 2019.**

Second: Commissioner Bustamante

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

Opposed: None

Motion Carried

Item # 9 **(Continued from 10/01/19) ZONING CASE Z-2019-10700221 (Council District 7):** 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 "MF-18 MLOD-2 MLR-2 AHOD" Limited Density Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on the Southwest 51 Feet of Northeast 221.6 Feet of Lot 33, and the Southwest 94 Feet of Northeast 315.6 Feet of Lot 33, Block B, NCB 11514, located at 4119 Willard Drive. 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, and 0 returned in opposition and no response from the Woodlawn Hills or University Park Neighborhood Associations.

No Citizens appeared to speak.

Motion: Chair McGhee asked for a motion for item # **Z-2019-10700221** as presented.

Motion: Commissioner Sipes made a motion for Continuance to November 19th 2019.

Second: Commissioner McDaniel

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

Opposed: None

Motion Carried

Item # 11

(Continued from 10/15/19) 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 recommends Approval.

Staff stated 40 notices were mailed to property owners within 200 feet, 0 returned in favor, and 2 returned in opposition and no response from Culebra Park Neighborhood Association.

No Citizens appeared to speak.

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

Motion: Commissioner Sipes made a motion for Continuance to November 19th 2019.

Second: Commissioner McDaniel

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

Opposed: None

Motion Carried

Item #12

(Continued from 10/15/19) 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, and 1 returned in opposition and no neighborhood association.

No Citizens appeared to speak.

Motion: Commissioner McGhee asked for a motion for item # **Z-2019-10700228** as presented.

Motion: Commissioner Gibbons made a motion for approval

Second: Commissioner Gibbons made a motion for **Continuance to November 19th 2019.**

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

Opposed: None

Motion Carried

Item #14

ZONING CASE Z-2019-10700233 HL (Council District 1): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 HL AHOD" Residential Single-Family Historic Landmark Airport Hazard Overlay District on Lot 16 and south 92.28 feet of east 5 feet of 15 excluding north 92.28 feet of west 5 feet of Lot 16, NCB 861, located at 434 East Magnolia Avenue. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

Staff stated 25 notices were mailed to property owners within 200 feet, 3 returned in favor, 1 in opposition and the Tobin Hill Neighborhood Association is in support and Beacon Hill Area and Alta Vista is in support.

The Following Citizens appeared to speak.

Frederica Kushner, 405 E. Myrtle, spoke in favor
Cosima Colven, Beacon Hill Neighborhood Association, spoke in favor
Paula Starns, 218 E. Magnolia, spoke in favor
Tami Kegley, 506 W. Kings Hwy, spoke in favor

Motion: Commissioner McGhee asked for a motion for item # **Z-2019-10700233 HL** as presented.

Motion: Commissioner Summerhouse made a motion for **Continuance to December 3th 2019.**

Second: Commissioner Whyte

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

Opposed: None

Recused: Greathouse

Motion Carried

Item # 18

ZONING CASE Z-2019-10700249 HL (Council District 1): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 HL AHOD" Residential Single-Family Historic Landmark Airport Hazard Overlay District on Lot 15 and north 92.28 feet of west 5 feet of Lot 16, excluding south 92.28 feet of east 5 feet of Lot 15, NCB 861, located at 430 East Magnolia Avenue. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

Staff stated 23 notices were mailed to property owners within 200 feet, 3 returned in favor, 1 in opposition, Tobin Hill Neighborhood Association is in support and Beacon Hill Area and Alta Vista Neighborhood Association is in support.

The Following Citizens appeared to speak.

Frederica Kushner, 405 E. Myrtle, spoke in favor
Cosima Colven, Beacon Hill Neighborhood Association, spoke in favor
Paula Starns, 218 E. Magnolia, spoke in favor
Tami Kegley, 506 W. Kings Hwy, spoke in favor

Motion: Commissioner McGhee asked for a motion for item # **Z-2019-10700249 HL**

Motion: Commissioner Summerhouse made a motion for **Continuance to December 3th 2019.**

Second: Commissioner Whyte

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

Opposed: None

Recused: Greathouse

Motion Carried

Individual Agenda Items:

- Item # 8** **(Continued from 10/01/19) ZONING CASE Z-2019-10700220 CD (Council District 2):** A request for a change in zoning from "R-4 EP-1 MLOD-3 MLR-2 AHOD" Residential Single-Family Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 CD EP-1 MLOD-3 MLR-2 AHOD" Residential Single-Family Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for two (2) residential dwelling units on Lot 18 and the east 9 feet of Lot 17, Block 4, NCB 1422, located at 419 Belmont. Staff recommends Denial. (Dominic Silva, Senior Planner, (210) 207-0120, dominic.silva@sanantonio.gov, Development Services Department)

Staff stated 39 notices were mailed to property owners within 200 feet, 6 returned in favor, 1 in opposition and the Jefferson Heights Neighborhood Association did not respond.

Felix Zega, 419 Belmont, requested the zoning change for the smaller homes to help better the Neighborhoods and make them more affordable.

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-2019-10700220 CD** as presented.

Motion: Commissioner Toson made a motion for Approval

Second: Commissioner Greathouse

In Favor: Toson, Gibbons, Whyte, Hui, Bustamante, Kamath

Opposed: Greathouse, Sipes, Romero, McDaniel, McGhee

Motion Carried

- Item # 13** **ZONING CASE Z-2019-10700208 (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 "NC MLOD-3 MLR-2" Neighborhood Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on the east 3.3 feet of the south 118 feet of Lot 11 and the south 118 feet of Lot 12, Block 6, NCB 1177, located at 2551 North Interstate Highway 35. Staff recommends Denial, with Alternate Recommendation. (Associated Plan Amendment PA-2019-11600080) (Patricia Franco, Planner (210) 207-5876, Patricia.franco@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 the Government Hill Alliance Neighborhood Association is in support.

The Following Citizens appeared to speak.

Rose Hill, Government Hill Alliance, spoke in support
Lorenzo Ortiz, 2547 IH 35, 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-2019-10700208** as presented.

Motion: Commissioner Toson made a motion for **Denial** and **Approval of staff's Alternate recommendation of R6-CD with all applicable Conditions**

Second: Commissioner Romero

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

Opposed: None

Motion Carried

Item # 15

ZONING CASE Z-2019-10700244 CD (Council District 2): A request for a change in zoning from "R-4 CD NCD-6" Residential Single-Family Mahncke Park Neighborhood Conservation District with a Conditional Use for a Food Service Establishment to "R-4 CD NCD-6" Residential Single-Family Mahncke Park Neighborhood Conservation District with a Conditional Use for a Food Service Establishment to Amend Existing Conditions on Lot 21, Block 1, NCB 6227, located at 118 Davis Court. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

Staff stated 19 notices were mailed to property owners within 200 feet, 1 returned in favor, 2 in opposition and the Mahncke Park Neighborhood Association is opposed and 3 outside the 200' radius is opposed.

Steven Martinez, 118 Davis Ct, stated he believes the project is good for the neighborhood and asked for the Commissions support

The Following Citizens appeared to speak.

Larry Brooks, 134 Davis Ct, 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-2019-10700244 CD**

Motion: Commissioner Toson made a motion for Approval with conditions and adding Sunday hours from 8:00-5:00pm

Second: Commissioner Whyte

In Favor: Toson, Whyte, Kamath

Opposed: Greathouse, Sipes, Romero, McDaniel, Gibbons, Hui, McGhee

Abstained: Bustamante

Motion Failed

Commissioner Bustamante made a motion to reconsider, Commissioner Sipes seconded the motion

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

Opposed: Whyte

Motion Granted

Commissioner Romero made a motion for Denial, McDaniel Commissioner seconded the motion

Favor: Romero, McDaniel, Kamath, Greathouse, Sipes, Gibbons, Hui, Toson, McGhee

Opposed: Whyte

Abstained: Bustamante

Motion Granted

Item # 19

ZONING CASE Z-2019-10700251 (Council District 5): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-33" Multi-Family District on Lot 8 and the northeast 11.05 feet of Lot 9, Block 3, NCB 2230, located at 1128 Morales Street. Staff recommends Denial, with Alternate Recommendation. (Michael Pepe, Planner, 210-207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Staff stated 43 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no response from the Westend Hope in Action Neighborhood Association

Patrick Christensen, 1128 Morales St, gave a short overview on the project and spoke of the challenges and support for the project

Miles Donley Architect, spoke of the price points of the project

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-2019-10700251** as presented.

Motion: Commissioner Bustamante made a motion for Approval

Second: Commissioner Greathouse

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

Opposed: Gibbons

Motion Granted

The Zoning Commission recessed at 3:00pm and reconvened at 3:10pm. The Zoning Commission went in Executive Session at 3:10pm and returned at 3:25 pm with no official action taken

Item # 22

ZONING CASE Z-2019-10700255 (Council District 2): A request for a change in zoning from "AE-3 HS EP-1 MLOD-3 MLR-2" Arts and Entertainment Historic Landmark Parking/Traffic Control Overlay Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "C-2 CD HS EP-1 MLOD-3 MLR-2" Commercial Historic Landmark Parking/Traffic Control Overlay Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District with Conditional Use for a Human Services Campus on Lot 7, NCB 10241, located at 3310 East Commerce Street. Staff recommends Denial. (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, 2 returned in favor, and 0 in returned in opposition and the Coliseum Willow Park Neighborhood Association is in support and no response from the Jefferson Park Neighborhood Association.

James McKnight, 3310 E. Commerce, spoke of the importance of this land use issue. He gave an overview the project and explained definitions associated to the project.

The Following Citizens appeared to speak.

Aubry Lewis, 1010 Iowa, spoke in favor
Robert Jemerson, 11402 Forest Sq, yielded time to Aubry Lewis
Thomas Washington, 6503, Permilsafe, spoke in favor
Darryl Alford, 218 Benita St, spoke in favor
Jonathon Ryan, 3934 Big Meadow, spoke in opposition
Jacqueline Jameson, yielded time to Jonathon Ryan
Earnettea J. Brady, 311 Edna Ave, spoke in opposition
Erica Bradley, 311 Edna Ave, spoke in opposition
Debra Hernandez, 5918 Stonybrook, spoke in opposition
Ana Ortiz, 1118 W. French, spoke in opposition
Lee Goodman, 2201 Northbrook Ave, spoke in opposition
Samantha Smothers, 7203 Saddlebrook, spoke in opposition
Alley Jackson, 8202 Manerly Place, spoke in favor
Shirleta, Plummor, 3452 Chateau Dr, spoke in favor
Allen Jackson, 1950 Universal City Blvd, Spoke in favor
Elena Winfrey, 5027 Stoneleigh, spoke in favor
Simon Isom, 5946 Whispering Lake, spoke in favor
James Hudson, 5954 Kissing Oak, Spoke in favor
Nancy Gilbert yielded time to Simon Isom
Darryl Bill, spoke in opposition
Selena Guiput, 2843 E. Houston, spoke in opposition
Mark Clourey, 1240 Iowa St, spoke in opposition
Alex Birnel, 309 W. Magnolia, spoke in opposition
Carmen Bella, 1302 White Camp Dr, Spoke in opposition
Irasema Cavazos, 2833 E. Houston, spoke in opposition
William B. Johnson, 1119 W. Gevers, spoke in favor
David Schlusell, 510 W. Gramercy, spoke in opposition
Araceli, Herrera, spoke in opposition
Teresa Ho, spoke in opposition received time from A. Castro
Mary Grace Ketner, 109 Fritz St, spoke in opposition
Simone Washington, 1 Trinity Place, spoke in opposition
Yukiko Yakazaki, 1 Trinity Place, spoke in opposition
Nadine Mong'are, 1 Trinity Place, spoke in opposition
Adriana Castro, gave time to Teresa Ho
Noelle Barrera, 1 Trinity Place, spoke in opposition
Rebecca Flores, 502 Cass, spoke in opposition
Yaneth Flores, Spoke in opposition
Fatima Menedez, 110 Broadway, spoke in opposition
Ruby Walker, 1 Trinity Place, spoke in opposition
Victoria Henretty, 9703 Emerald Place, spoke in opposition
Renee Watson, 222 Marmok, spoke in opposition
Joshua Anaya, 1 trinity Place, spoke in opposition

Martha Von Ellenrider, 4039 Legend, spoke in opposition
Josefa L. Moreno, 3035W. Salinas, spoke in opposition
Celeste Brown, 239 N. Center St, spoke in opposition
Casey Miller, 914 N. Pine, spoke in opposition
Dominic Ortiz, gave time to Celeste Browne
Laura Rios Ramirez, 801 N. Olive, spoke in opposition
Esmeralda Guerra, 3903 SW Military Drive, spoke in opposition
Tommy Calvert Jr, 101 W. Nueva, spoke in opposition
Benito Almaguer II, 1019 Sutter Rim, spoke in opposition
Jessica Azua, 11700 Wallstreet, spoke in opposition
Herb Nance, 40 NE Loop 410, neutral on the issue
Johnny W. Thomas, 1149 E. Commerce, 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-2019-10700255**

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

Second: Commissioner Greathouse

In Favor: Toson, Greathouse, Bustamante, Sipes, McDaniel, Hui, Kamath, McGhee

Opposed: Whyte, Gibbons, Romero

Motion Carried

Approval of Minutes

Consideration and Approval of the November 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 7:18pm

APPROVED BY:  OR _____

Joy McGhee, Chair

DATE: 12/3/19

ATTESTED BY: 

Melissa Ramirez, Assistant Director

DATE: 12/6/19