

City of San Antonio



Zoning Commission Minutes
Development and Business
Services Center
1901 South Alamo

January 21, 2020

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, Hui, Gibbons, Sipes, Kamath McDaniel, McGhee
- Absent: Whyte, Toson
- 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 CONSENT AGENDA:

Item # 6 **(Continued from 12/03/19) ZONING CASE Z-2019-10700282 (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 "L MLOD-2 MLR-1 AHOD" Light Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot P-51A, NCB 14567, generally located in the 9600 Block of IH 35 South. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department).

Staff stated 9 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, McDaniel, Romero, Greathouse, Hui, Gibbons, Kamath, McGhee

Opposed: None

Motion Carried

Item # 7 **(Continued from 12/17/19) ZONING CASE Z-2019-10700275 (Council District 2):** A request for a change in zoning from "MF-33 H AHOD" Multi-Family Dignowity Hill Historic Airport Hazard Overlay District to "IDZ-2 H AHOD" Medium Intensity Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and for a Party House, Reception Hall, Meeting Facility on the south 104.22 feet of Lot 11, Lot 12, and Lot 13, Block 8, NCB 562, located at 707 Dawson Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600079) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)

Staff stated 33 notices were mailed to property owners within 200 feet, 2 returned in favor, and 2 returned in opposition and No Response from Dignowity Hill 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, McDaniel, Romero, Greathouse, Hui, Gibbons, Kamath, McGhee

Opposed: None

Motion Carried

Item # 11

ZONING CASE Z-2019-10700298 (Council District 2): A request for a change in zoning from "R-5 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District to "IDZ-1 H AHOD" Low Intensity Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted for three (3) dwelling units on Lot 12, Block 1, NCB 528, located at 415 Hays Street. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department).

Staff stated 24 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.

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, McDaniel, Romero, Greathouse, Hui, Gibbons, Kamath, McGhee

Opposed: None

Motion Carried

Item # 14

ZONING CASE Z-2019-10700312 (Council District 1) A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "R-1 AHOD" Residential Single Family Airport Hazard Overlay District on Lot 13A excluding northeast triangular 14 feet, Block 2, NCB 2177, located at 802 Arbor Place. Staff recommends Approval. (Mirko Maravi, Senior Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

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 West End 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, McDaniel, Romero, Greathouse, Hui, Gibbons, Kamath, McGhee

Opposed: None

Motion Carried

Item #16 **ZONING CASE Z-2019-10700314 CD (Council District 5):** A request for a change in zoning from "R-4 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for a Noncommercial Parking Lot to "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on Lots 43-50, Block 7, NCB 8258, located at 202 North General McMullen. Staff recommends Approval with Conditions. (Lorianne Thennes, Planner (210) 207-7945, lorianne.thennes, Development Services Department)

Staff stated 26 notices were mailed to property owners within 200 feet, 0 returned in favor, and 1 returned in opposition and the no response from the Prospect Hill 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, McDaniel, Romero, Greathouse, Hui, Gibbons, Kamath, McGhee

Opposed: None

Motion Carried

- Item # 17** **ZONING CASE Z-2019-10700316 CD (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-5 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 two (2) dwelling units on Lot 48 and Lot 49, Block 4, NCB 7490, located at 129 Dolores Avenue. Staff recommends Approval. (Mirko Maravi, Senior Planner (210) 207-0107, mirko.maravi@sanantonio.gov; 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 registered 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, McDaniel, Romero, Greathouse, Hui, Gibbons, Kamath, McGhee

Opposed: None

Motion Carried

- Item # 18** **ZONING CASE Z-2019-10700317 (Council District 2):** A request for a change in zoning from "C-3 MLOD-3 MLR-1" General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "MF-33 MLOD-3 MLR-1" Multi-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on Lot 8, Block 6, NCB 12633, located in the 4000 Block of Interstate 10 East. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600102) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)

Staff stated 7 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no registered neighborhood associations.

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, McDaniel, Romero, Greathouse, Hui, Gibbons, Kamath, McGhee

Opposed: None

Motion Carried

Item # 19

ZONING CASE Z-2019-10700318 (Council District 2): A request for a change in zoning from "NP-10 MLOD-3 MLR-1 AHOD" Neighborhood Preservation Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-2 MLOD-3 MLR-1 AHOD" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "MHC MLOD-3 MLR-1 AHOD" Manufactured Housing Conventional Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 8.781 acres out of NCB 17990, located at 7975 Interstate 10 East. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600092) (Lorianne Thennes, Planner (210) 207-7945, lorianne.thennes, 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 no registered 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, McDaniel, Romero, Greathouse, Hui, Gibbons, Kamath, McGhee

Opposed: None

Motion Carried

Item # 21

ZONING CASE Z-2019-10700320 (Council District 10): A request for a change in zoning from "I-1 S IH-1 AHOD" General Industrial Northeast Gateway Corridor Airport Hazard Overlay District with a Specific Use Authorization for a University, "I-1 S AHOD" General Industrial Airport Hazard Overlay District with a Specific Use Authorization for a University, "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "R-6 IH-1 AHOD" Residential Single-Family Northeast Gateway Corridor Airport Hazard Overlay District to "C-2 IH-1 AHOD" Commercial Northeast Gateway Corridor Airport Hazard Overlay District and "C-2 AHOD"

Commercial Airport Hazard Overlay District on Lots TR-19, 19A, 19C, 19D, 20A and 21A, NCB 14952, and Lot 1, Block 2, NCB 14952, located at 11104 and 11542 Wayland Way, and 6153 Randolph Boulevard. Staff recommends Approval. (Mirko Maravi, Senior Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

Staff stated 16 notices were mailed to property owners within 200 feet, 1 returned in favor, and 0 returned in opposition and no response from the Royal Ridge 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, McDaniel, Romero, Greathouse, Hui, Gibbons, Kamath, McGhee

Opposed: None

Motion Carried

Item #22

ZONING CASE Z-2019-10700326 (Council District 6): A request for a change in zoning from "R-6" Residential Single-Family District to "C-2" Commercial District on Lot P-4C, NCB 34400, located at 2790 West Loop 1604 North. Staff recommends Approval. (Mirko Maravi, Senior Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

Staff stated 6 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no response from Oak Community 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, McDaniel, Romero, Greathouse, Hui, Gibbons, Kamath, McGhee

Opposed: None

Motion Carried

Item # 25 **ZONING CASE Z-2019-10700329 (Council District 2):** A request for a change in zoning from "C-2 RIO-1 UC-2 NCD-9 AHOD" Commercial River Improvement Overlay Broadway Urban Corridor Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District and "C-2 RIO-1 NCD-9 AHOD" Commercial River Improvement Overlay Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District to "C-2 IDZ RIO-1 UC-2 NCD-9 AHOD" Commercial Infill Development Zone River Improvement Overlay Broadway Urban Corridor Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District and "C-2 IDZ RIO-1 NCD-9 AHOD" Commercial Infill Development Zone River Improvement Overlay Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District on the south 45 feet of Lot 10, Lot 11 and Lot 12, Block 27, NCB 1764, located at 519 East Josephine Street. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department).

Staff stated 17 notices were mailed to property owners within 200 feet, 2 returned in favor, and 0 returned in opposition and no response from the Government Hill and WestFort Alliance 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, McDaniel, Romero, Greathouse, Hui, Gibbons, Kamath, McGhee

Opposed: None

Motion Carried

Individual Items:

Commissioner Greathouse recused herself at 1:24pm from item #3 and returned at 1:26pm

Item # 3 **ZONING CASE Z-2019-10700332 (Council District 1):** A request for a change in zoning from "FBZD" Form Based Zoning District to "FBZD" Form Based Zoning District to update the Transportation Design Plan of the River North Master Development Pattern Plan (All Transect Zoning Districts, Overlay Districts and Uses remain unchanged) on approximately 311 acres generally bounded by IH-35 to the North and West, IH-37 and Bonham to the East, and Lexington Avenue/4th Street to the South. Staff recommends Approval. (Marco Hinojosa, Senior Planner, (210) 207-4087, marco.hinojosa@sanantonio.gov, Transportation & Capital Improvements Department)

Staff stated 538 notices were mailed to property owners within 200 feet, 2 returned in favor, and 0 returned in opposition and no registered neighborhood association.

No Citizens appeared to speak.

The Commission asked the applicant questions concerning the request. The Applicant responses were heard by the Commission as well as other testimonies offered, followed by a discussion among members before the vote.

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

Motion: Commissioner Bustamante made a motion for Approval

Second: Commissioner Sipes

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

Opposed: None

Recused: Greathouse

Motion Granted

Commissioner Greathouse returned to the meeting at 1:26pm

Item #20

ZONING CASE Z-2019-10700319 (Council District 1): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-3" General Commercial and multi-family up to 300 units on Lot 4, Lot 5, and Lot 29, Block 1, NCB 3028, located at 218 West Josephine Street. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department).

Staff stated 26 notices were mailed to property owners within 200 feet, 1 returned in favor, and 0 returned in opposition and no response from the Tobin Hill Neighborhood Association.

No Citizens appeared to speak.

The Commission asked the applicant questions concerning the request. The Applicant responses were heard by the Commission as well as other testimonies offered, followed by a discussion among members before the vote.

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

Motion: Commissioner Greathouse made a motion a **continuance to February 4, 2020**

Second: Bustamante

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

Opposed: None

Motion Carried

Item #8 **(Continued from 12/17/19) ZONING CASE Z-2019-10700300 (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 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 2, Block 10, NCB 15569, located at 7015 Remuda Drive. Staff recommends Denial, with an Alternate Recommendation. (Mirko Maravi, Senior Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department) Approval (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)

Staff stated 21 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and the Cable Westwood and Lackland Terrace Neighborhood Association had no response.

Lee Re, 7015 Remuda Drive, requested a change in zoning from C-2 to C-1

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 as presented.

Motion: Commissioner Hui made a motion for Approval

Second: Bustamante

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

Opposed: None

Motion Carried

Item #2 **ZONING CASE Z-2019-10700269 S ERZD (Council District 8):** A request for a change in zoning from "C-2 NA UC-1 MLOD-1 MLR-2 ERZD" Commercial Nonalcoholic Sales IH-10/FM 1604 Urban Corridor Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to "C-2 S UC-1 MLOD-1 MLR-2 ERZD" Commercial Nonalcoholic Sales IH-10/FM 1604 Urban Corridor Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with Specific Use Authorization for an Animal Clinic on 0.1330 acres out of Lot 23, Block 4, NCB 14759, located at 7427 West Loop 1604. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600073) (Mirko Maravi, Senior Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

Staff stated 12 notices were mailed to property owners within 200 feet, 2 returned in favor, 0 in opposition and Hill and Dale Neighborhood Association is in support with Conditions.

Mike Escalante, SAWS, recommended approval with the following conditions of 74% impervious cover and no overnight stay of animals unless intensive care is needed.

Patrick Christensen, Representative, stated this is not a kennel and only animals that are in need of intensive care will stay overnight.

The Following Citizen appeared to speak.

Jim Harbush, Hills and Dale Neighborhood Association read a letter of support with conditions.

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 as presented

Motion: Commissioner Romero made a motion for Approval with all SAWS recommendations except item 2.

Second: Bustamante

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

Opposed: None

Motion Carried

Item #4

(Continued from 12/03/19) 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 stated 40 notices were mailed to property owners within 200 feet, 0 returned in favor, 2 in opposition and no response from the Culebra Park Neighborhood Association.

Michaela Smith-Stocker, 5403 San Benito Drive, stated she wished to bring the property into compliance and not change the floor plan. She was also available for questions.

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 #4

Motion: Commissioner Sipes made for a motion for Approval

Second: Commissioner Gibbons

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

Opposed: None

Motion Granted

Item #5

(Continued from 12/03/19) ZONING CASE Z-2019-10700270 (Council District 2): A request for a change in zoning from "R-6 CD MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for Multi-Family Dwellings not to exceed ten units per acre or a total of two (2) units to "C-2 MLOD-3 MLR-2" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on 2.1 acres out of NCB 1178 and NCB 1181, generally located at the intersection of Walters Street and IH 35 N. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600074) (Michael Pepe, Planner, 210-207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Staff stated 32 notices were mailed to property owners within 200 feet, 3 returned in favor, 14 in opposition and Government Hill Neighborhood Association is in support, 1 letter of support and 3 in opposition from outside the 200' radius.

Ashley Farrimond, gave a detailed presentation regarding the project and introduced Truitt Pretty who addressed many of the neighbor's concerns and gave a history of QT's track record in business.

The Following Citizens appeared to speak.

Cullen Jones, 1123 Nolan, opposed
Mike Burgess, 2918 Sunsent Beng, opposed
Dora Perez, 725 Sandmeyer, opposed
Barbara Gay, 4611 E. Houston, opposed
Yolanda Delfin, 105 Reno St. opposed, yielded time to Steve Versteeg
Ashley, Versteeg, 11800 Braesview, opposed, yielded time to Steve Versteeg
Ricardo Arispe, 419 Sandmeyer, opposed
Aissa Bassler, 11 Sheringham, opposed
Valerie Reynolds, 914 Nolan, opposed
Angelica Hernandez, yielded time to Wendall Davis
Calib James, 1800 Carson, opposed
Lorenzo Ortiz, 2547 Ih 35 N, opposed
Liz Franklin, 515 Hays, opposed
Sherrie Barbie, 3214 Old Coach Dr. yielded time to Liz Franklin
Marlene Hawkins, 601 E. Carson, opposed
Virginia Van Cleave, 9118 Fairbanks, opposed
Wendell Davis, 3311 Nacogdoches, opposed
Cynthia Scogan, 6046 Spring Time, opposed
Linda O' Brien, 806 E. Myrtle, opposed
Maria Halloway, yielded time to Wendell Davis
Daniel Gastlyo, 2150 Encino Loop, yielded time to Carlos Resendez
Carlos Resendez, 4835 Beedy Mae, spoke in support
Leanne Tinny, 123 Bee St., not present to speak
Erica Reyes, 614 Edgar St., not present to speak
Steve Versteeg, 105 Reno St, opposed
Jose Arriaga, 2539 N. IH 35, opposed
Maria Blanco, 109 Reno, opposed
Chris Dawkins, 3302 Vista Lake, spoke in favor

The Commission recessed for a break at 3:12pm and reconvened at 3:25pm.

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 Denial

Second: Commissioner Sipes

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

Opposed: Gibbons

Motion Granted

Item #9 **(Continued from 12/17/19) ZONING CASE Z-2019-10700301 S (Council District 2):** A request for a change in zoning from "AE-2 AHOD" Arts and Entertainment Airport Hazard Overlay District to "AE-2 S AHOD" Arts and Entertainment Airport Hazard Overlay District with a Specific Use Authorization for three (3) dwelling units on Lot 26, Block 109, NCB 1386, located at 811 Montana Street. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)

Staff stated 37 notices were mailed to property owners within 200 feet, 0 returned in favor, 5 in opposition and the Denver Heights Neighborhood Association is in support.

Geraldo Urate, 811 Montana, stated he met with his neighbors, did his homework **and after further consideration decided to withdraw his application.**

The Following Citizens appeared to speak

Lynn Knapik, 312 Pearl Parkway 78215, opposed
Mark Kusey, 1120 E. Crockett, opposed
Monica Savino, 1120 E. Crockett, opposed
Rick Schell, 353 E. Woodlawn, opposed

No Further action need from the Commission.

Commissioner Greathouse recused herself from Item # 10 at 4:35pm and did not rejoin the Meeting.

Item #10 **(Continued from 12/17/19) ZONING CASE Z-2019-10700305 (Council District 8):** A request for a change in zoning from "C-1" Light Commercial District, "C-2" Commercial District, "C-2 NA" Commercial Nonalcoholic Sales District, "C-2 NA CD" Commercial Nonalcoholic Sales District with Conditional Use for an Auto Body Repair and Paint Center, "C-3 NA" General

Commercial Nonalcoholic Sales District to "MF-25" Low Density Multi-Family District on 9.708 acres out of NCB 16109 and NCB 16455 and 0.231 acres out of NCB 16455, located at 6460 Babcock Road. Staff recommends Approval, pending Plan Amendment. (Plan Amendment Case PA-2019-11600089) (Mirko Maravi, Senior Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

Staff stated 35 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 in opposition and 6 outside 200' radius and no response from the Tanglewood Neighborhood Association.

James McKnight, representative gave a presentation regarding his project and described how he worked with the Neighborhood to incorporate their input. He was available for questions.

The Following Citizens appeared to speak

Jerry McCraw, 6703 Spring Garden, opposed

Eric Newman, 6414 Spring Garden, opposed

Erica Newman, 6414 Spring Time, yielded time to Eric Newman

Lissa Hoch, 6514 Spring Hurst, yielded time to Eric Newman

Edward Sweeny, 6507 Spring Garden, opposed

Chad Larson, 6917 Spring Garden, opposed

Cynthia Scogan, 6046 Spring Time, opposed

Andrew w. Getz, 11907 Flaming Star, opposed

Sonia R. Busby, 6507 Spring Garden, opposed

Sylvia Moralez, 6730 Spring Hollow, opposed

Edgar Gonzalez, 6739 Spring Pass St, opposed

Martha Gonzalez, 6739 Spring Pass St, opposed

Frank Tobar 6839 Spring Hurst, opposed

kristina Shaw, 10931 Rindle Ranch, opposed

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 as presented

Motion: Commissioner Romero made for a motion for Approval

Second: Commissioner Bustamante

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

Opposed: Gibbons, McDaniel, McGhee

Recused: Greathouse

Motion Failed

Commissioner McDaniel made a motion to reconsider; Motion dies to the lack of a second.

Commissioner Greathouse left the meeting at 6:12 pm and did not return.

- Item #11** **ZONING CASE Z-2019-10700298 (Council District 2):** A request for a change in zoning from "R-5 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District to "IDZ-1 H AHOD" Low Intensity Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted for three (3) dwelling units on Lot 12, Block 1, NCB 528, located at 415 Hays Street. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department).

Staff stated 34 notices were mailed to property owners within 200 feet, 5 returned in favor, 1 in opposition and the Dignowity Hill Neighborhood Association is in opposition.

Juan Hernandez, 415 Hays St, spoke of the awards and experience their company has with this type of project and how it would benefit this neighborhood.

The Following Citizens appeared to speak

Mark Willy, 412 Hays, opposed

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 as presented

Motion: Commissioner McDaniel made for a motion for Denial

Second: Commissioner Romero

In Favor: McDaniel, Romero,

Opposed: McGhee, Gibbons, Bustamante, Sipes, Hui, Kamath

Motion Failed

- Item #12** **ZONING CASE Z-2019-10700308 (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-1 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 14, Block 1, NCB 6111, located at 906 South Navidad Street. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)

Staff stated 38 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 in opposition and no response from the Historic Westside Neighborhood Association.

Staff stated the applicant requested a continuance to February 18, 2020.

The Following Citizens appeared to speak

Irma Hoffman, agreed to the rezoning pending the presentation to the Association by the applicant.

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 as presented

Motion: Commissioner Bustamante made for a motion for a continuance to February 18, 2020

Second: Commissioner Sipes

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

Opposed: None

Motion Granted

The Zoning Commission recessed at 6:20pm and reconvened at 6:27pm.

Item #13 **ZONING CASE Z-2019-10700309 (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 seven (7) residential dwelling units on Lot 19, Block 14, NCB 611, located at 220 South Olive Street. Staff recommends Approval. (Lorianne Thennes, Planner (210) 207-7945, lorianne.thennes, Development Services Department)

Staff stated 34 notices were mailed to property owners within 200 feet, 1 returned in favor, 1 in opposition and the Denver Heights Neighborhood Association is in Support.

Geraldo Urate, 220 S. Olive St, gave a shorter presentation of his project and reasons for his request, was available for questions and asked for approval.

The Following Citizens appeared to speak

William Hyner, 1123 Wyoming St, opposed
Jennifer Ramage, 1123 Wyoming St, opposed

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 as presented

Motion: Commissioner McDaniel made for a motion for a continuance to February 4, 2020

Second: Commissioner Sipes

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

Opposed: None

Motion Granted

Item #15 **ZONING CASE Z-2019-10700313 (Council District 1):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Low Intensity Airport Hazard Overlay District with uses permitted for two (2) dwelling units on the north 97-feet of Lot A11, and the north 97-feet of the west 5.6-feet of Lot A12, NCB 1720, located at 302 East French Place. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)

Staff stated 42 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 in opposition and no opposition from the Tobin Hill Neighborhood Association.

Thomas Charvet, 302 East French Place, stated they wished to replat the property, follow all codes and was available for questions.

The Following Citizens appeared to speak

Rick Schell, Tobin Hill Community Association, opposed

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 as presented

Motion: Commissioner Bustamante made for a motion for a continuance to February 4, 2020

Second: Commissioner McDaniel

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

Opposed: None

Motion Granted

Item #23 **ZONING CASE Z-2019-10700327 (Council District 3):** A request for a change in zoning from "C-2 HS MLOD-2 MLR-2 AHOD" Commercial Historical Significant 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 Lot 45, NCB 9483, located at 2914 Pleasanton Road. Staff recommends Denial. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Staff stated 14 notices were mailed to property owners within 200 feet, 6 returned in favor, 0 in opposition and no registered neighborhood association.

Rene Ruiz, representative wished to remove the historic status from the property in order to continue with his project.

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 Denial

Second: Commissioner Sipes

In Favor: McDaniel, Sipes, Romero, McGhee

Opposed: Bustamante, Hui, Kamath, Gibbons,

Motion Failed

Item #24 **ZONING CASE Z-2019-10700328 (Council District 5):** A request for a change in zoning from "C-3R MLOD-2 MLR-2 AHOD" General Commercial Restrictive Alcoholic Sales 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 Military Lighting Region 2 Airport Hazard Overlay District on Lot 1, Lot 2, Block 13, NCB 7050, located at 3401, 3403, 3405, and 3407 Nogalitos Street. Staff recommends Denial. (Associated Plan Amendment PA-2019-11600096) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)

Staff stated 22 notices were mailed to property owners within 200 feet, 8 returned in favor, 0 in opposition and Palm Heights Neighborhood Association is in support.

Joseph Lopez, stated he wishes to complete the project in order to better the neighborhood and provided jobs.

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 as presented

Motion: Commissioner Bustamante made for a motion for Approval

Second: Commissioner Romero

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

Opposed: None

Motion Granted

Item #26 Election of Officers

Motion: Commissioner McGhee asked for a motion for item as presented

Motion: Commissioner Romero made for a motion to Continue to February 4, 2020

Second: Commissioner McDaniel

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

Opposed: None

Motion Granted

Approval of Minutes

Consideration and Approval of the January 21, 2020 Meeting Minutes

Commissioner McGhee made a motion for approval and passed unanimously

Adjournment

There being no further business, the meeting was adjourned at 7:00 pm

APPROVED BY:  OR _____
Joy McGhee, Chair

DATE: 2/4/2020

ATTESTED BY: 
Melissa Ramirez, Assistant Director

DATE: 2/5/2020