

City of San Antonio



Zoning Commission Minutes
Development and Business
Services Center
1901 South Alamo

March 3, 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 | Dr. Lillian Jones, District 2

1:00 P.M. - Call to Order, Board Room

- Roll Call
- **Present:** Romero, Greathouse, Gibbons, Sipes, Whyte, McDaniel, Kamath, Hui, Jones
- **Absent:** Bustamante, McGhee

- 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

Item #2 & #13 have been postponed to a later date. The following Citizens appeared to speak.

Robert B., 225 Boulder Ave., opposed to item #2
Cira Jean Camps, 236 Holmgreen Rd., opposed to item #2
Delia Cardenas, 202 Holmgreen Rd., opposed to item #2
Shara Contreras, 135 Holmgreen Rd., opposed to item #2
Margaret Garcia, 134 Lemur Dr., opposed to Item #13
Bill Ward, 134 Lemur Dr., opposed to Item #13
Leticia V Greaves, 137 Lemur Dr., opposed to Item #13
Marcos Barrientes, 123 Lemur Dr., opposed to Item #13
Ernest Salinas, 175 Dalehurst Dr., opposed to Item #13
Guadalupe Constancio, 418 Adrian, opposed to Item #13
Frank Serafin, 418 Adrian, opposed to Item #13

COMBINED CONSENT AGENDA:

Item # 1 **(Continued from 02/18/2020) 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, 1 returned in favor, and 0 returned in opposition and no response from the Tobin Hill Neighborhood Association is in support.

No Citizens appeared to speak.

Motion: Commissioner Sipes asked for a motion as presented.

Motion: Commissioner Romero made a motion for approval **with Amendments**

Second: Commissioner McDaniel

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

Opposed: None

Motion Carried

Item # 4

ZONING CASE Z-2019-10700311 CD (Council District 8): A request for a change in zoning from "R-6 MLOD-1 MLR-2 AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-6 CD MLOD-1 MLR-2 AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for a Medical Clinic on Lot P-6D, NCB 17844, "R-6 CD MLOD-1 MLR-2 AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for a Non-Commercial Parking Lot on Lot 9, Block 17, NCB 17845 and "R-6 CD MLOD-1 MLR-2 AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for a Professional Office on Lot P-10 and Lot P-10A, NCB 17844, located at 13405 George Road, 13411 George Road, and 13702 George Road. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Staff stated 34 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no registered a neighborhood association.

No Citizens appeared to speak.

Motion: Commissioner Sipes asked for a motion as presented.

Motion: Commissioner Romero made a motion for approval **with Conditional Use**

Second: Commissioner McDaniel

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

Opposed: None

Motion Carried

Item # 5

ZONING CASE Z-2019-10700338 CD (Council District 6): 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 a Conditional Use for an Office Warehouse on 2.0 acres out of NCB 18082, located in the 7500 Block of Ingram Road and the 7600 Block of Culebra Road. Staff recommends Approval. (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@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 Pipers Meadow Neighborhood Association.

No Citizens appeared to speak.

Motion: Commissioner Sipes asked for a motion as presented.

Motion: Commissioner Romero made a motion for approval

Second: Commissioner McDaniel

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

Opposed: None

Motion Carried

Item # 6

ZONING CASE Z-2020-10700006 (Council District 4): A request for a change in zoning from "PUD C-3 MLOD-2 MLR-1 AHOD" Planned Unit Development General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-3R MLOD-2 MLR-1 AHOD" General Commercial Restrictive Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-5 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lots 19 through 26, Block 37, NCB 17302, generally located in the 1700, 1800 and 1900 block of Columbia Square. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services)

Staff stated 12 notices were mailed to property owners within 200 feet, 1 returned in favor, and 0 returned in opposition and the Rainbow Hills Neighborhood Association is in support.

The Following Citizen appeared to speak.

Fred McGhee, spoke in favor of item #6

Motion: Commissioner Sipes asked for a motion as presented.

Motion: Commissioner Romero made a motion for approval

Second: Commissioner McDaniel

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

Opposed: None

Motion Carried

Item # 7 **ZONING CASE Z-2020-10700007 (Council District 4):** A request for a change in zoning from "C-3R MLOD-2 MLR-1 AHOD" General Commercial Restrictive Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-5 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lots 1, 2, 3, 4, 5 and Lot 6, Block 39, NCB 18159, located in the 9400 and 9500 block of Marbach Road. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services)

Staff stated 93 notices were mailed to property owners within 200 feet, 3 returned in favor, and 0 returned in opposition and the Rainbow Hills Neighborhood Association is in support.

No Citizens appeared to speak.

Motion: Commissioner Sipes asked for a motion as presented.

Motion: Commissioner Romero made a motion for approval

Second: Commissioner McDaniel

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

Opposed: None

Motion Carried

Item # 8 **ZONING CASE Z-2020-10700008 (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 "IDZ-1 MLOD-2 MLR-2 AHOD" Low Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for three (3) dwelling units on Lot 26, Block 11, NCB 2648, located at 619 South Panam Expressway. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2020-11600012) (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Staff stated 27 notices were mailed to property owners within 200 feet, 0 returned in favor and 0 returned in opposition and no response from the Palm Heights Neighborhood Association.

No Citizens appeared to speak.

Motion: Commissioner Sipes asked for a motion as presented.

Motion: Commissioner Romero made a motion for approval

Second: Commissioner McDaniel

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

Opposed: None

Motion Carried

Item # 9

ZONING CASE Z-2020-10700009 (Council District 9) A request for a change in zoning from "BP AHOD" Business Park Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 9, Block 15, NCB 17316, located at 12508 Jones Maltsberger Road. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@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 Sipes asked for a motion as presented.

Motion: Commissioner Romero made a motion for approval

Second: Commissioner McDaniel

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

Opposed: None

Motion Carried

Item # 12

ZONING CASE Z-2020-10700016 CD (Council District 10): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 CD AHOD" General Commercial Airport Hazard Overlay District with a Conditional Use for a Construction Contractor Facility with Outdoor Storage on Lot 14, Block 4, NCB 16151, located at 11852 Nacogdoches Road. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)

Staff stated 15 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 Sipes asked for a motion as presented.

Motion: Commissioner Romero made a motion for approval

Second: Commissioner McDaniel

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

Opposed: None

Motion Carried

Item # 14 **ZONING CASE Z-2020-10700019 CD (Council District 5):** A request for a change in zoning from "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-6 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 104, NCB 6724, save and except the north 0.1028 acres out of NCB 6724, located at 250 Bogle Street. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)

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 Sipes asked for a motion as presented.

Motion: Commissioner Romero made a motion for approval

Second: Commissioner McDaniel

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

Opposed: None

Motion Carried

Item # 16 **ZONING CASE Z-2020-10700022 (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 Lot 33, Block A, NCB 2523, located at 610 Merida Street. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department).

Staff stated 23 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and the Collins Gardens Neighborhood Association is not in opposition.

No Citizens appeared to speak.

Motion: Commissioner Sipes asked for a motion as presented.

Motion: Commissioner Romero made a motion for approval

Second: Commissioner McDaniel

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

Opposed: None

Motion Carried

Item # 17

ZONING CASE Z-2020-10700025 (Council District 6): A request for a change in zoning from "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "RM-4 MLOD-2 MLR-1 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 14.71 acres out of NCB 17172, located in the 1300-1400 Block of Horal Drive. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2020-11600006) (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department).

Staff stated 23 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 Sipes asked for a motion as presented.

Motion: Commissioner Romero made a motion for approval

Second: Commissioner McDaniel

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

Opposed: None

Motion Carried

Consent Items II:

Item # 11 **ZONING CASE Z-2020-10700011 (Council District 1):** A request for a change in zoning from "O-2 H AHOD" High-Rise Office Olmos Park Terrace Historic Airport Hazard Overlay District to "C-1 H AHOD" Light Commercial Olmos Park Terrace Historic Airport Hazard Overlay District on Lot 95, Block 6, NCB 9012 and Lot 87, Block 5, NCB 9009, located at 5118 San Pedro Avenue and 5230 San Pedro Avenue. Staff recommends Approval, pending Plan Amendment. (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services Department)

Staff stated 26 notices were mailed to property owners within 200 feet, 0 returned in favor, and 1 returned in opposition and the Northmoor Neighborhood Association is opposed and Olmos Park Terrace did not respond.

No Citizens appeared to speak.

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

Motion: Commissioner Greathouse motioned for a **continuance to March 17, 2020**

Second: Commissioner McDaniel

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

Opposed: None

Motion Granted

Individual Items:

Item # 3 **ZONING CASE Z-2019-10700040 (Council District 6)** A request for a change in zoning from "R-6" Residential Single-Family District to "C-3 NA" General Commercial Nonalcoholic Sales District on Lots 8-12, NCB 17639, located at 5745 Easterling Drive and 5679 Easterling Drive. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600014) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)

Staff stated 18 notices were mailed to property owners within 200 feet, 5 returned in favor, and 0 returned in opposition and no registered neighborhood association.

Roger Perez, 5745 Easterling Drive, asked for a continuance to March 17, 2020.

The following Citizens appeared to speak.

Rebecca Flores Perez, 10230 Mt Crosby, opposed
Bill McDonough, 8542 Timber Place, opposed

Charles Thomas, 10227 Mt Crosby, opposed
Teresa Thomas, 10227 Mt Crosby, 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 Sipes asked for a motion for item as presented.

Motion: Commissioner Hui made a motion for **a continuance to April 7, 2020**

Second: McDaniel

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

Opposed: None

Motion Carried

Item #10

ZONING CASE Z-2020-10700010 (Council District 8) A request for a change in zoning from "I-1 MLOD-1 MLR-2" General Industrial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "C-2 MLOD-1 MLR-2" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District on Lot 9, Block 5, NCB 17454, located at 12710 Mayhill Drive. Staff recommends Denial. (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@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 registered neighborhood association.

Chelsey Richardson, 12710 Mayhill Drive, gave a history of her business and wish to use her property for a short term rental as well.

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 Sipes asked for a motion for item as presented.

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

Second: McDaniel

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

Opposed: Gibbons

Motion Carried for Denial

Item # 15 **ZONING CASE Z-2020-10700021 S (Council District 1):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "I-1 S AHOD" General Industrial Airport Hazard Overlay District with a Specific Use Authorization for Metal Products - Fabrication on 0.2599 acres out of NCB 6615, located at 102 Jon Ann Street. Staff recommends Denial. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department)

Staff stated 11 notices were mailed to property owners within 200 feet, 5 returned in favor, and 0 returned in opposition and the Uptown Neighborhood Association is in support.

James Poole, 102 Jon Ann St, gave a history of the building and distributed letters of support from the Community.

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 Sipes asked for a motion for Approval as presented.

Motion: Commissioner Greathouse made for a motion for Approval with the condition of no outdoor storage.

Second: Kamath

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

Opposed: None

Motion Carried

Approval of Minutes

Consideration and Approval of the February 18, 2020 Meeting Minutes, Commissioner Sipes made a motion for approval which passed unanimously

Adjournment

There being no further business, the meeting was adjourned at 2:33pm

APPROVED BY:  OR _____
Joy McGhee, Chair

DATE: July 3, 2020

ATTESTED BY:  DATE: July 13, 2020
Melissa Ramirez, Assistant Director