



Zoning Commission Minutes
Development and Business
Services Center
1901 South Alamo

March 15, 2022

1:00PM

1901 S. Alamo

Zoning Commission Members

A majority of appointive Members shall constitute a quorum.

John Bustamante, Chair, District 5
Robert Sipes, Vice-Chair, District 7
Summer Greathouse, Pro-Tem, District 1

| Taylor Watson, District 2 | Charles Fuentes- District 3 | Suren Kamath, District 4 |
| Kin Hui - District 6 | Osvaldo Ortiz, District 8 | Marco Barros, District 9
Marc Whyte, District 10 | Gayle McDaniel, Mayor |

1:00 P.M. - Call to Order, Videoconference

- Roll Call

- Present: Watson, Fuentes, Kamath, Hui, Ortiz, Barros, Whyte, McDaniel, Greathouse, Sipes, Bustamante

- Absent: None

- SeproTec translators were present.

**THE FOLLOWING ITEMS MAY BE CONSIDERED AT ANY TIME DURING THE
REGULAR ZONING COMMISSION MEETING:**

Item 4

Z-2021-10700320

Postponed

Public Hearing and Consideration of the following Cases:

COMBINED CONSENT AGENDA #1:

Item # 10 **ZONING CASE Z-2021-10700333 (Council District 10):** A request for a change in zoning from "MPCD" Master Planned Community District to "MPCD" Master Planned Community District for a Major Site Plan Amendment on 38.615 acres out of NCB 17365, generally located in the 17000 Block of Bulverde Road. Staff recommends Approval. (Rebecca Rodriguez, Senior Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)

Staff stated 12 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and there is no registered neighborhood association.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Barros

In Favor: Watson, Fuentes, Kamath, Hui, Ortiz, Barros, Whyte, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Motion carried as Approval.

Item # 11 **ZONING CASE Z-2021-10700336 CD (Council District 6):** A request for a change in zoning from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-6 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on the North 64.64 Feet of Lot 12, save and except the west 15 Feet, Block 9, NCB 8992, located at 840 Southwest 36th Street. Staff recommends Approval. (Roland Arsate, Planner, (210) 207-3074, Roland.Arsate@sanantonio.gov, Development Services Department)

Staff stated 25 notices were mailed to property owners within 200 feet, 0 returned in favor, 1 returned in opposition, and no responses from the Los Jardines Neighborhood Association.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Barros

In Favor: Watson, Fuentes, Kamath, Hui, Ortiz, Barros, Whyte, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Motion carried as Approval.

Item # 14 **ZONING CASE Z-2022-10700025 (Council District 5):** A request for a change in zoning from "C-3NA MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "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 Funeral Home to "IDZ-2 MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for thirty (30) dwelling units on Lots 12-14, the south 70 feet of Lot 15 and the west 15 feet of the south 70 feet of Lot 16, the south 7 feet of the north 87 feet of Lot 15, the east 7.5 feet of north 80 feet of Lot 15, the west 15 feet of the north 87 feet of Lot 16 and the west 22.5 feet of the north 80 feet of Lot 15, Lot 17 and the east 1/2 of Lot 16, and Lot 24A, Lot 26A, Lot 27A, Lot 28A, Block B, NCB 2436, located at 1602, 1606, 1612, 1614 El Paso Street and 214, 216, 217, 218, 220, 222 Elvira Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600012) (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)

Staff stated 57 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and the Historic Westside Residents Association is in favor.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Barros

In Favor: Watson, Fuentes, Kamath, Hui, Ortiz, Barros, Whyte, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Motion carried as Approval.

Item # 15 **ZONING CASE Z-2022-10700028 (Council District 6):** A request for a change in zoning from "C-3 GC-2 MLOD-2 MLR-2 AHOD" General Commercial Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-33 GC-2 MLOD-2 MLR-2 AHOD" Multi-Family Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot P-10B, NCB 17640, generally located in the 2100 block of North Ellison Drive. Staff recommends Approval. (Corin Hooper, Senior Planner, (210) 207-7232, Corin.Hooper@sanantonio.gov, Development Services Department)

Staff stated 12 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and there is no registered neighborhood association.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Barros

In Favor: Watson, Fuentes, Kamath, Hui, Ortiz, Barros, Whyte, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Motion carried as Approval.

Item # 17 **ZONING CASE Z-2022-10700030 CD (Council District 10):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for an Office Warehouse (Flex Space) on Lot P-7, NCB 16582, located at 15709 Nacogdoches Road. Staff recommends Approval. (Despina Matzakos, Planner, (210) 207-5407, despina.matzakos@sanantonio.gov, Development Services Department)

Staff stated 22 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and Fox Run Neighborhood Association is in favor.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Barros

In Favor: Watson, Fuentes, Kamath, Hui, Ortiz, Barros, Whyte, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Motion carried as Approval.

Item # 19 **ZONING CASE Z-2022-10700034 (Council District 7):** A request for a change in zoning from “R-6” Residential Single-Family District to “C-2” Commercial District on Lot P-7, Lot P-7A and Lot P-100, NCB 16047, located at 9290 Leslie Road. Staff recommends Approval. (Despina Matzakos, Planner, (210) 207-5407, despina.matzakos@sanantonio.gov, Development Services Department)

Staff stated 12 notices were mailed to property owners within 200 feet, 1 returned in favor, 0 returned in opposition, and there is no registered neighborhood association.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Barros

In Favor: Watson, Fuentes, Kamath, Hui, Ortiz, Barros, Whyte, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Motion carried as Approval.

COMBINED CONSENT AGENDA #2:

Commissioner Greathouse recused from the Zoning Commission meeting at 1:09 pm and returned to the Zoning Commission meeting at 1:14 pm.

Item # 12

ZONING CASE Z2022-10700014 CD S (2A-2D) (Council District 3): A request for a change in zoning from R-4 Residential Single-Family District, RM-4 CD Residential Mixed District with a Conditional Use for an Elderly Boarding Home, MF-33 Multi-Family District, C-2 Commercial District, C-2NA Commercial Nonalcoholic Sales District, C-2 CD Commercial District with a Conditional Use for Food Products Processing, O-2 High-Rise Office District, C-3 General Commercial District, C-3R General Commercial Restrictive Alcohol Sales District, C-3NA General Commercial Nonalcoholic Sales District, and I-1 General Industrial District including AHOD Airport Hazard Overlay District as applicable to R-4 Residential Single-Family District, RM-4 Residential Mixed District, RM-6 Residential Mixed District, MF-18 Limited Density Multi-Family District, O-1 Office District, C-1 Light Commercial District, C-2 Commercial District, C-2 S Commercial District with a Specific Use Authorization for a Bar And/Or Tavern Without Cover Charge 3 or More Days Per Week, C-2 CD Commercial District with a Conditional Use for a Construction Trade Contractor, C-2 S Commercial District with a Specific Use Authorization for Telephone Equipment Infrastructure, C-2 CD Commercial District with a Conditional Use for a Food Processing Facility, C-2 S Commercial District with a Specific Use Authorization for a Wireless Communications System with AHOD Airport Hazard Overlay District remaining unchanged as applicable on NCB 7352, Block 4, Lot 25; NCB 11027, Block C, Lot 10; NCB 11027, Block C, Lot 14 HIGHLAND HILLS COTTAGES UT-1; NCB 11027, Block C, Lot 13 HIGHLAND HILLS COTTAGES UT-1; NCB 11027, Block C, Lot 12 HIGHLAND HILLS COTTAGES UT-1; NCB 11027, Block C, Lot 11 HIGHLAND HILLS COTTAGES UT-1; NCB 9640, Block 31, Lot 10; NCB 9640, Block 31, Lot 9; NCB 9640 Block 31, Lot 8; NCB 9640, Block 31, Lot 7; NCB 9640, Block 31, Lot 6; NCB 9641, Block 30, Lot 13; NCB 9641, Block 30, Lot 14 SOUTHCROSS SUBD; NCB 9641, Block 30, Lot 8 EXC SW IRR 2.08 ft of 8; NCB 10141, Block 25, Lot 2 3, & W 100 ft of 6; NCB 10141, Block 25, Lot E IRR 156 ft of 6; NCB 10141, Block 25, Lot 4 EXC W IRR 5.0; NCB 10141, Block 25, Lot 5; NCB 10141, Block 25, Lot B; NCB 9642, Block 32, Lot 12 (HAWKINS SUBD); NCB 9642, Block 32, Lot 13 (HAWKINS SUBD); NCB 9643, Block 34, Lot W IRR 60.9 ft of Block; NCB 9643, Block 34, Lot NE IRR 81.29 ft of Block; NCB 9643, Block 34, Lot S IRR 164.25 ft of Block 34; NCB 12712, Block 9, Lot 1; NCB 10949, Lot 13; NCB 10949, Lot 27 MILLER BAR-B-Q SUBD. I; NCB 10949, Lot 14 & NE 31 ft X 50 ft of 19; NCB 10949, Lot 16 23 26, W IRRG 31 ft of NE 62 ft of 19, NE IRRG 36.56 ft of TR-4 & W IRRG 5.6 ft of F; NCB 10949, Lot 18; NCB 10949, Lot 7B; NCB 10949, Lot 7A; NCB 10949, Lot 8B; NCB 10949, Lot 21; NCB 10949, Lot TR-8; NCB 10935, Lot TR-1; NCB 10942, Block 7, Lot W 75 ft of S 145.2 ft of 5 or 5A; NCB 10945, Block 10, Lot 15; NCB 12030, Block 2, Lot 16; NCB 10937, Block 5, Lot 38; NCB 10937, Block 5, Lot 33; NCB 10940, Block 5, Lot E 50 ft of N 150 ft of 4; NCB 10940, Block 5, Lot 13; NCB 10940, Block 5, Lot 5 & W 50 ft of 4 & E 100 ft of S 150 ft of 4; NCB 10942, Block 7, Lot 5B, 5C, S 77.6 ft of N 155 ft of 5 & W 23.74 ft of 4; NCB 10943, Block 8, Lot 19 ARDENWOOD SUBD-REPLAT; NCB 10943, Block 8, Lot E 50 ft of W 200 ft of 2; NCB 10502, Block 6, Lot 43; NCB 12135, Block 21, Lot 11 (PECAN TERRACE); NCB 12135, Block 21, Lot 10 (PECAN TERRACE); NCB 10827, Block 16, Lot 69; NCB 10853, Block 1, Lots 1 & 2; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 3; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 2; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 1; NCB 13021, Block 2, Lot 10 HIGHLAND HEIGHTS UT-2; NCB 13021, Block 2,

Lot 9 HIGHLAND HEIGHTS UT-2; NCB 13021, Block 2, Lot 8 HIGHLAND HEIGHTS UT-2; NCB 13021, Block 2, Lot 7 HIGHLAND HEIGHTS UT-2; NCB 13021, Block 2, Lot 6 HIGHLAND HEIGHTS UT-3A; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 2, Lot 11; NCB 13021, Block 2, Lot 4 HIGHLAND HEIGHTS UT-1; NCB 13021, Block 2, Lot 3 HIGHLAND HEIGHTS UT-1; NCB 10865, P-100C; NCB 13021, Block 2, Lot 2 HIGHLAND HEIGHTS UT-1; NCB 13021, Block 2, Lot 1 HIGHLAND HEIGHTS UT-1; NCB 13021, Block 2, Lot 46 HIGHLAND HEIGHTS UT-3A; NCB 13021, Block 2, Lot 45 HIGHLAND HEIGHTS UT-3A; NCB 13021, Block 2, Lot 44 HIGHLAND HEIGHTS UT-3A; NCB 13021, Block 2, Lot 43 HIGHLAND HEIGHTS UT-3A; NCB 13021, Block 2, Lot 42 HIGHLAND HEIGHTS UT-3A; NCB 13021, Block 2, Lot 41 HIGHLAND HEIGHTS UT-3A; NCB 13021, Block 2, Lot 40 HIGHLAND HEIGHTS UT-3A; NCB 13021, Block 2, Lot 39 HIGHLAND HEIGHTS UT-3A; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 8; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 9; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 10; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 11; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 12; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 13; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 14; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 15; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 16; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 17; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 18; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 19; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 20; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 21; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 22; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 23; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 24; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 25; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 26; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 27; NCB 10848, Lot P-103(1.2408 AC) & 103F(0.372 AC); NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 8, Lot 56; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 8, Lot 55; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 8, Lot 54; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 8, Lot 53; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 8, Lot 52; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 8, Lot 51; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 8, Lot 50; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 8, Lot 49; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 8, Lot 48; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 8, Lot 47; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 8, Lot 46; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 8, Lot 45; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 8, Lot 40; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 8, Lot 39; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 8, Lot 38; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 8, Lot 37; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 8, Lot 36; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 8, Lot 35; NCB 12847, Block 2, Lot 12; NCB 10879, TR-A or ARB P-101; NCB 10879, Block 1, Lot N 50X50 ft of 1 MISSION TRAIL RV PARK SUBD; NCB 10870, Block 4, Lot N 60 ft of 11; NCB 10879 (MISSION TRAILS COM ENCLAVE), Block 1, Lot 999 (PRIVATE STREET); NCB 10879, Block 1, Lot S IRR PT of 1 (MISSION TRAIL RV PARK SUBD); NCB 10869 (MISSION TRAILS COM ENCLAVE), Block 1, Lot 4; NCB 10869 (MISSION TRAILS COM ENCLAVE), Block 1, Lot 3; and NCB 10879, Block 1, Lot 2 CVS PHARMACY # 10633. Multiple addresses located between/on 400 Block of Merry Ann Dr., 2400 Block of Monticello Court, 200 Block of Lyric Ave., 1000, 1100 and 2100 Block of Goliad Rd., 2800 and 2900 Block of East Southcross Blvd., 3900, 4000, 4100, 4200, 4400, 4600 and 4900

Block of Clark Ave, 700 Block of Meeks, 5000 Block of Cynthia Linn, 2700 Block of Bill Miller Ln., 900 and 1000 Block of Hot Wells Blvd., 900 Block of Avondale Ave., 2800 Block of Montrose St., 400 Block of Bushick Dr., 100 Block of Kate Schenck, 100 Block of Nash Blvd., 6700 Block of Enfield, 6700, 6800, 6900 and 7000 Block of Alsbrook Dr., 6700 Block of Tehama Gate, 600 and 6700 Block of Kenswick View, 3900 Block of Killarney Dr., 6700 Block of Ambergris CV, 3700 Block of Southport Dr., 7300 Block of Copinsay Ave., 3500 and 3600 Block of Orkney, 7300 Block of Glasgow Dr., 7800 Block of Chelico Dr., and the 3500 Block of SE Military Dr. Staff recommends approval, pending Plan Amendment. (Associated Plan Amendment PA2022-11600004) (Zenon Solis, Planning Manager, (210) 207-5409, zenon.solis@sanantonio.gov, Planning Department)

Staff stated 738 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and no response from the Highland Hills ,Highland Forrest, or the Highland Park Neighborhood Associations.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval of 2A, 2B, 2C, and 2D.

Second: Commissioner Fuentes

In Favor: Watson, Fuentes, Kamath, Hui, Ortiz, Barros, Whyte, McDaniel, Sipes, Bustamante

Opposed: None

Recused: Greathouse

Motion carried as Approval.

Item # 18 **ZONING CASE Z-2022-10700032 (Council District 4):** A request for a change in zoning from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-2 MLOD-2 MLR-1 AHOD" Commercial 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 P-19 and Lot P-19D, NCB 15180, generally located in the 400 block of Southwest Loop 410 and Valley Hi Drive. Staff recommends Approval. (Roland Arsate, Planner, (210) 207-3074, roland.arsate@sanantonio.gov, Development Services Department)

Staff stated 16 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and no response from Springvale Neighborhood Association.

Patrick Christensen, applicant, amended to NA for being adjacent to a school.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval as amended.

Second: Commissioner Fuentes

In Favor: Watson, Fuentes, Kamath, Hui, Ortiz, Barros, Whyte, McDaniel, Sipes, Bustamante

Opposed: None

Recused: Greathouse

Motion carried as Approval as amended.

CONTINUANCE ITEMS #1:

Item # 1 **ZONING CASE Z-2021-10700340 ERZD (Council District 8):** A request for a change in zoning from "C-2 ERZD" Commercial Edwards Recharge Zone District to "MF-18 ERZD" Limited Density Multi-Family Edwards Recharge Zone District on 5.1948 acres out of NCB 14867, located at 13930 FM 1560 North. Staff and SAWS recommend Approval. (Roland Arsarte, Planner (210) 207-3074, roland.arsarte@sanantonio.gov, Development Services Department)

Staff stated 37 notices were mailed to property owners within 200 feet, 0 returned in favor, 16 returned in opposition, 1 returned in favor outside the 200 feet, 3 returned in opposition outside the 200 feet, and there is no registered neighborhood association.

Public Comment:**Voicemail:**

Male caller (name inaudible), did not provide address, spoke in opposition.

Motion: Commissioner Sipes made a motion for Continuance to April 5, 2022.

Second: Commissioner Ortiz

In Favor: Watson, Fuentes, Kamath, Hui, Ortiz, Barros, Whyte, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Motion carried as a Continuance to April 5, 2022.

Item # 5

(Continued from 03/01/2022) ZONING CASE Z-2022-10700002 S (Council District 8): A request for a change in zoning from "PUD C-2 AHOD" Planned Unit Development Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Hotel on Lot 34, NCB 11622 located at 4242 Medical Drive. Staff recommends Approval. (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@sanantonio.gov, Development Services Department)

Staff stated 14 notices were mailed to property owners within 200 feet, 2 returned in favor, 1 returned in opposition, and there is no registered neighborhood association.

No Public Comment

Motion: Commissioner Sipes made a motion for Continuance to April 5, 2022.

Second: Commissioner Ortiz

In Favor: Watson, Fuentes, Kamath, Hui, Ortiz, Barros, Whyte, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Motion carried as a Continuance to April 5, 2022.

Item # 9 **ZONING CASE Z-2021-10700208 (Council District 4):** A request for a change in zoning from "FR AHOD" Farm and Ranch Airport Hazard Overlay District to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on 64.490 acres out of CB 4202 and CB 4201, located at 16735 South State Highway 16. Staff recommendation pending. (Associated Plan Amendment PA-2021-11600069) (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)

Staff stated 11 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition, 2 returned in favor outside the 200 feet, and there is no registered neighborhood association.

No Public Comment

Motion: Commissioner Sipes made a motion for Continuance to April 5, 2022.

Second: Commissioner Ortiz

In Favor: Watson, Fuentes, Kamath, Hui, Ortiz, Barros, Whyte, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Motion carried as a Continuance to April 5, 2022.

Item # 16 **ZONING CASE Z-2022-10700029 (Council District 4):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on 34.506 acres out of NCB 4296 and NCB 4297, located at 15895 South State Highway 16. Staff recommendation pending. (Associated Plan Amendment PA-2022-11600012) (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)

Staff stated 82 notices were mailed to property owners within 200 feet, 1 returned in favor, 0 returned in opposition, and there is no registered neighborhood association.

No Public Comment

Motion: Commissioner Sipes made a motion for Continuance to April 5, 2022.

Second: Commissioner Ortiz

In Favor: Watson, Fuentes, Kamath, Hui, Ortiz, Barros, Whyte, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Motion carried as a Continuance to April 5, 2022.

CONTINUANCE ITEMS #2:**Item # 2 (Continued from 02/15/2022) ZONING CASE Z-2021-10700258 ERZD (Council District 10):**

A request for a change in zoning from "O-2 ERZD" High-Rise Office Edwards Recharge Zone District and "O-1 ERZD" Office Edwards Recharge Zone District to "C-2 ERZD" Commercial Edwards Recharge Zone District on 7.942 acres out of CB 4955, generally located at North Loop 1604 East and Emerald Forest. Staff and SAWS recommend Approval. (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)

Staff stated 6 notices were mailed to property owners within 200 feet, 1 returned in favor, 0 returned in opposition, 19 returned in opposition outside the 200 feet, and there was no response from Emerald Forest Home Owner's Association.

No Public Comment

Motion: Commissioner Sipes made a motion for a Continuance to April 19, 2022.

Second: Commissioner McDaniel

In Favor: Watson, Fuentes, Kamath, Hui, Ortiz, Barros, Whyte, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Motion carried as a Continuance to April 19, 2022.

Item # 13 **ZONING CASE Z-2022-10700024 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 "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 Lot 36, save and except the northwest triangular 4.52 Feet, and Lot 37, Block 18, NCB 3921, located at 525 Prado Street. Staff recommends Denial. (Associated Plan Amendment PA2022-11600011) (Corin Hooper, Senior Planner, (210) 207-7232, Corin.Hooper@sanantonio.gov, Development Services Department)

Staff stated 25 notices were mailed to property owners within 200 feet, 2 returned in favor, 1 returned in opposition, and no response from the Lone Star Residents Association.

Public Comment:

Voicemail:

Maria Myers, 520 Prado, spoke in favor.

Motion: Commissioner Sipes made a motion for a Continuance to April 19, 2022.

Second: Commissioner McDaniel

In Favor: Watson, Fuentes, Kamath, Hui, Ortiz, Barros, Whyte, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Motion carried as a Continuance to April 19, 2022.

INDIVIDUAL ITEMS:

Item # 3 **(Continued from 02/15/2022) ZONING CASE Z-2021-10700214 (Council District 3):** A request for a change in zoning from "I-1 H AHOD" General Industrial Mission Historic Airport Hazard Overlay District to "IDZ-2 H AHOD" Infill Development Zone Mission Historic Airport Hazard Overlay District with residential uses not to exceed 381 units and uses permitted in "C-2" Commercial District and "IDZ-2 AHOD" Infill Development Zone Airport Hazard Overlay District with residential uses not to exceed 381 units and uses permitted in "C-2" Commercial District on 18.97 acres NCB 10917, located at 9400 Block of Southeast Loop 410. Staff recommends Approval. (Roland Arsate, Planner, (210) 207-3074, roland.arsate@sanantonio.gov, Development Services Department)

Staff stated 16 notices were mailed to property owners within 200 feet, 0 returned in favor, 3 returned in opposition, 360 returned in opposition outside the 200 feet, an online petition with 619 signatures in opposition was received, and the Villa Coronado, Mission San Jose, Hot Wells, and Mission Reach Neighborhood Associations are opposed.

Jose Gallegos and Michelle Hausman, applicants, requested to amend application to reduce to 18.9 acres with a 380 unit maximum.

Public Comment:

Olga Martinez, 1522 San Rafael, spoke in opposition.

Brady Alexander, 1839 E. Pyron, spoke in opposition.

Voicemail:

Male caller (name inaudible), 105 Reno St., spoke in opposition.

The Commission asked the applicants, staff, and Olga Martinez questions concerning the request. The applicants', staff, and Ms. Martinez's responses were heard by the Commission as well as other testimonies offered, followed by a discussion among members before the vote.

Motion: Commissioner Fuentes made a motion for Approval as amended.

Second: Commissioner Ortiz

Greathouse made a friendly amendment of the site plan to limit the height to four stories for all units as well as to limit the C-2 uses to the frontage side of 410.

Friendly amendment accepted by Fuentes, second by Ortiz.

In Favor: Watson, Fuentes, Kamath, Hui, Ortiz, Barros, Whyte, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Motion carried as Approval as amended.

Item # 6

(Continued from 03/01/2022) ZONING CASE Z-2022-10700010 CD (Council District 4): A request for a change in zoning from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-6 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 24, Block 48, NCB 15150, located at 106 Old Valley Hi Drive. Staff recommends Denial. (Roland Arsate, Planner, (210) 207-3074, Roland.arsate@sanantonio.gov, Development Services Department)

Staff stated 25 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and no response from People Active in Community Effort or Valley Hi North Neighborhood Associations.

Frank Furaha, applicant, requested R6 CD for conditional use for two residential units.

No Public Comment

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

Motion: Commissioner Kamath made a motion for a Continuance to April 5, 2022.

Second: Commissioner Watson

In Favor: Watson, Fuentes, Kamath, Hui, Ortiz, Barros, Whyte, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Motion carried as a Continuance to April 5, 2022.

Item # 7 **(Continued from 03/01/2022) ZONING CASE Z-2022-10700015 (Council District 1):** A request for a change in zoning from "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Hardware Sales to "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District on Lots 13-16, Block 33, NCB 8430, located at 714 Vance Jackson. Staff recommends Denial. (Associated Plan Amendment PA-2022-11600005) (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)

Staff stated 30 notices were mailed to property owners within 200 feet, 2 returned in favor, and 1 returned in opposition, 2 returned in favor outside the 200 feet, and Los Angeles Heights Neighborhood Association is opposed.

No Public Comment

Motion: Commissioner Greathouse made a motion for a Continuance to April 5, 2022.

Second: Commissioner Barros

In Favor: Watson, Fuentes, Hui, Ortiz, Barros, Whyte, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Motion carried as a Continuance to April 5, 2022.

Commissioner Kamath exited the Zoning Commission meeting at 2:00 P.M. and returned at 2:03 P.M.

Item # 8

(Continued from 03/01/2022) ZONING CASE Z-2021-10700318 (Council District 5): 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 "MF-33 MLOD-2 MLR-1 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 1 –5, Block 33, NCB 8071, (save and except 0.0231 acres), located at 1351 and 1357 South General McMullen. Staff recommends Approval. (Richard Bautista-Vazquez, Planner, (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)

Staff stated 19 notices were mailed to property owners within 200 feet, 0 returned in favor, 10 returned in opposition, 2 returned in opposition outside the 200 feet, and Westwood Square Neighborhood Association is opposed.

Albert Hernandez, applicant, requested MF33.

Public Comment:

Velma Pena, P.O. Box 37585, spoke in opposition.

Voicemails:

Ana Martinez-Macias, 915 Patton, spoke in opposition.

Eduardo Lowery Jr., 923 Patton, spoke in opposition.

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

Commissioner Bustamante made a friendly amendment for MF18.

Motion: Commissioner Bustamante made a motion for a Continuance to April 5, 2022.

Second: Commissioner Greathouse

In Favor: Watson, Fuentes, Kamath, Hui, Ortiz, Barros, Whyte, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Motion carried as a Continuance to April 5, 2022.

Commissioner Greathouse recused and left the meeting at 2:43 P.M.

Item # 12

ZONING CASE Z2022-10700014 CD S (2E) (Council District 3): A request for a change in zoning from R-4 Residential Single-Family District, RM-4 CD Residential Mixed District with a Conditional Use for an Elderly Boarding Home, MF-33 Multi-Family District, C-2 Commercial District, C-2NA Commercial Nonalcoholic Sales District, C-2 CD Commercial District with a Conditional Use for Food Products Processing, O-2 High-Rise Office District, C-3 General Commercial District, C-3R General Commercial Restrictive Alcohol Sales District, C-3NA General Commercial Nonalcoholic Sales District, and I-1 General Industrial District including AHOD Airport Hazard Overlay District as applicable to R-4 Residential Single-Family District, RM-4 Residential Mixed District, RM-6 Residential Mixed District, MF-18 Limited Density Multi-Family District, O-1 Office District, C-1 Light Commercial District, C-2 Commercial District, C-2 S Commercial District with a Specific Use Authorization for a Bar And/Or Tavern Without Cover Charge 3 or More Days Per Week, C-2 CD Commercial District with a Conditional Use for a Construction Trade Contractor, C-2 S Commercial District with a Specific Use Authorization for Telephone Equipment Infrastructure, C-2 CD Commercial District with a Conditional Use for a Food Processing Facility, C-2 S Commercial District with a Specific Use Authorization for a Wireless Communications System with AHOD Airport Hazard Overlay District remaining unchanged as applicable on NCB 7352, Block 4, Lot 25; NCB 11027, Block C, Lot 10; NCB 11027, Block C, Lot 14 HIGHLAND HILLS COTTAGES UT-1; NCB 11027, Block C, Lot 13 HIGHLAND HILLS COTTAGES UT-1; NCB 11027, Block C, Lot 12 HIGHLAND HILLS COTTAGES UT-1; NCB 11027, Block C, Lot 11 HIGHLAND HILLS COTTAGES UT-1; NCB 9640, Block 31, Lot 10; NCB 9640, Block 31, Lot 9; NCB 9640 Block 31, Lot 8; NCB 9640, Block 31, Lot 7; NCB 9640, Block 31, Lot 6; NCB 9641, Block 30, Lot 13; NCB 9641, Block 30, Lot 14 SOUTHCROSS SUBD; NCB 9641, Block 30, Lot 8 EXC SW IRR 2.08 ft of 8; NCB 10141, Block 25, Lot 2 3, & W 100 ft of 6; NCB 10141, Block 25, Lot E IRR 156 ft of 6; NCB 10141, Block 25, Lot 4 EXC W IRR 5.0; NCB 10141, Block 25, Lot 5; NCB 10141, Block 25, Lot B; NCB 9642, Block 32, Lot 12 (HAWKINS SUBD); NCB 9642, Block 32, Lot 13 (HAWKINS SUBD); NCB 9643, Block 34, Lot W IRR 60.9 ft of Block; NCB 9643, Block 34, Lot NE IRR 81.29 ft of Block; NCB 9643, Block 34, Lot S IRR 164.25 ft of Block 34; NCB 12712, Block 9, Lot 1; NCB 10949, Lot 13; NCB 10949, Lot 27 MILLER BAR-B-Q SUBD. I; NCB 10949, Lot 14 & NE 31 ft X 50 ft of 19; NCB 10949, Lot 16 23 26, W IRRG 31 ft of NE 62 ft of 19, NE IRRG 36.56 ft of TR-4 & W IRRG 5.6 ft of F; NCB 10949, Lot 18; NCB 10949, Lot 7B; NCB 10949, Lot 7A; NCB 10949, Lot 8B; NCB 10949, Lot 21; NCB 10949, Lot TR-8; NCB 10935, Lot TR-1; NCB 10942, Block 7, Lot W 75 ft of S 145.2 ft of 5 or 5A; NCB 10945, Block 10, Lot 15; NCB 12030, Block 2, Lot 16; NCB 10937, Block 5, Lot 38; NCB 10937, Block 5, Lot 33; NCB 10940, Block 5, Lot E 50 ft of N 150 ft of 4; NCB 10940, Block 5, Lot 13; NCB 10940, Block 5, Lot 5 & W 50 ft of 4 & E 100 ft of S 150 ft of 4; NCB 10942, Block 7, Lot 5B, 5C, S 77.6 ft of N 155 ft of 5 & W 23.74 ft of 4; NCB 10943, Block 8, Lot 19 ARDENWOOD SUBD-REPLAT; NCB 10943, Block 8, Lot E 50 ft of W 200 ft of 2; NCB 10502, Block 6, Lot 43; NCB 12135, Block 21, Lot 11 (PECAN TERRACE); NCB 12135, Block 21, Lot 10 (PECAN TERRACE); NCB 10827, Block 16, Lot 69; NCB 10853, Block 1, Lots 1 & 2; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 3; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 2; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 1; NCB 13021, Block 2, Lot 10 HIGHLAND HEIGHTS UT-2; NCB 13021, Block 2, Lot 9 HIGHLAND HEIGHTS UT-2; NCB 13021, Block 2, Lot 8 HIGHLAND HEIGHTS UT-2; NCB 13021, Block 2, Lot 7 HIGHLAND HEIGHTS UT-2; NCB 13021, Block 2, Lot 6

HIGHLAND HEIGHTS UT-3A; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 2, Lot 11; NCB 13021, Block 2, Lot 4 HIGHLAND HEIGHTS UT-1; NCB 13021, Block 2, Lot 3 HIGHLAND HEIGHTS UT-1; NCB 10865, P-100C; NCB 13021, Block 2, Lot 2 HIGHLAND HEIGHTS UT-1; NCB 13021, Block 2, Lot 1 HIGHLAND HEIGHTS UT-1; NCB 13021, Block 2, Lot 46 HIGHLAND HEIGHTS UT-3A; NCB 13021, Block 2, Lot 45 HIGHLAND HEIGHTS UT-3A; NCB 13021, Block 2, Lot 44 HIGHLAND HEIGHTS UT-3A; NCB 13021, Block 2, Lot 43 HIGHLAND HEIGHTS UT-3A; NCB 13021, Block 2, Lot 42 HIGHLAND HEIGHTS UT-3A; NCB 13021, Block 2, Lot 41 HIGHLAND HEIGHTS UT-3A; NCB 13021, Block 2, Lot 40 HIGHLAND HEIGHTS UT-3A; NCB 13021, Block 2, Lot 39 HIGHLAND HEIGHTS UT-3A; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 8; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 9; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 10; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 11; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 12; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 13; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 14; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 15; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 16; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 17; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 18; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 19; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 20; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 21; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 22; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 23; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 24; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 25; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 26; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 27; NCB 10848, Lot P-103(1.2408 AC) & 103F(0.372 AC); NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 8, Lot 56; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 8, Lot 55; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 8, Lot 54; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 8, Lot 53; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 8, Lot 52; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 8, Lot 51; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 8, Lot 50; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 8, Lot 49; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 8, Lot 48; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 8, Lot 47; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 8, Lot 46; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 8, Lot 45; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 8, Lot 40; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 8, Lot 39; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 8, Lot 38; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 8, Lot 37; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 8, Lot 36; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 8, Lot 35; NCB 12847, Block 2, Lot 12; NCB 10879, TR-A or ARB P-101; NCB 10879, Block 1, Lot N 50X50 ft of 1 MISSION TRAIL RV PARK SUBD; NCB 10870, Block 4, Lot N 60 ft of 11; NCB 10879 (MISSION TRAILS COM ENCLAVE), Block 1, Lot 999 (PRIVATE STREET); NCB 10879, Block 1, Lot S IRR PT of 1 (MISSION TRAIL RV PARK SUBD); NCB 10869 (MISSION TRAILS COM ENCLAVE), Block 1, Lot 4; NCB 10869 (MISSION TRAILS COM ENCLAVE), Block 1, Lot 3; and NCB 10879, Block 1, Lot 2 CVS PHARMACY # 10633. Multiple addresses located between/on 400 Block of Merry Ann Dr., 2400 Block of Monticello Court, 200 Block of Lyric Ave., 1000, 1100 and 2100 Block of Goliad Rd., 2800 and 2900 Block of East Southcross Blvd., 3900, 4000, 4100, 4200, 4400, 4600 and 4900 Block of Clark Ave, 700 Block of Meeks, 5000 Block of Cynthia Linn, 2700 Block of Bill Miller Ln., 900 and 1000 Block of Hot Wells Blvd., 900 Block of Avondale Ave., 2800 Block of

Montrose St., 400 Block of Bushick Dr., 100 Block of Kate Schenck, 100 Block of Nash Blvd., 6700 Block of Enfield, 6700, 6800, 6900 and 7000 Block of Alsbrook Dr., 6700 Block of Tehama Gate, 600 and 6700 Block of Kenswick View, 3900 Block of Killarney Dr., 6700 Block of Ambergris CV, 3700 Block of Southport Dr., 7300 Block of Copinsay Ave., 3500 and 3600 Block of Orkney, 7300 Block of Glasgow Dr., 7800 Block of Chelico Dr., and the 3500 Block of SE Military Dr. Staff recommends approval, pending Plan Amendment. (Associated Plan Amendment PA2022-11600004) (Zenon Solis, Planning Manager, (210) 207-5409, zenon.solis@sanantonio.gov, Planning Department)

Staff stated 738 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and no response from Highland Forest, Highland Hills, or Highland Park Neighborhood Associations.

Patrick Christensen, representative, requested to save and except the southern 21 acres from consideration.

Public Comment:

Voicemail:

David Rivera, 8019 Glasgow Dr., spoke in opposition.

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

Motion: Commissioner Fuentes made a motion for Approval of 2E with exception to save and except the southern 21 acres.

Second: Commissioner Barros

In Favor: Watson, Fuentes, Kamath, Hui, Ortiz, Barros, Whyte, McDaniel, Sipes, Bustamante

Opposed: None

Recused: Greathouse

Motion carried as Approval with exception.

Item # 20 Consideration and Approval of the March 1, 2022 Zoning Commission minutes.

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner McDaniel

In Favor: Watson, Fuentes, Kamath, Hui, Ortiz, Barros, Whyte, McDaniel, Sipes, Bustamante

Opposed: None

Motion carried as Approval.

Director's Report: Update on the 2022 Code Amendments.

Adjournment

There being no further business, the meeting was adjourned at 2:58 P.M.

APPROVED BY: _____ or _____
John Bustamante, Chair

DATE: _____

ATTESTED BY: _____ DATE: _____
Melissa Ramirez, Assistant Director