

City of San Antonio



DRAFT

Zoning Commission Minutes
Development and Business
Services Center
1901 South Alamo

August 17, 2021

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

| Dr. Lillian Jones, District 2 | Joy McGhee- District 3 | Suren Kamath, District 4 |
| Kin Hui - District 6 | Dr. Francine Romero, District 8 | Marco Barros, District 9
Marc Whyte, District 10 | Gayle McDaniel, Mayor |

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

- **Roll Call**
- **Present:** Jones, McGhee (virtual), Hui, Romero (virtual), Barros, Whyte, McDaniel (virtual), Greathouse, Sipes, Bustamante
- **Absent:** Kamath
- **SeproTec translators were present.**

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

Item #1 ZONING CASE Z-2021-10700154 has been Postponed.

Item #2 ZONING CASE Z-2021-10700172 CD has been Postponed.

Public Hearing and Consideration of the following Cases:

COMBINED CONSENT AGENDA #1:

Item # 6 **ZONING CASE Z-2020-10700173 (Council District 4):** A request for a change in zoning from “C-3 GC-2 MLOD-2 MLR-2 AHOD” General Commercial Highway 151 Gateway Corridor Overlay Lackland Military Lighting Overlay Military Lighting Region-2 Airport Hazard Overlay District and “C-3 MLOD-2 MLR-2 AHOD” General Commercial Lackland Military Lighting Overlay Military Lighting Region-2 Airport Hazard Overlay District to “MXD GC-2 MLOD-2 MLR-2 AHOD” Mixed Use Highway 151 Gateway Corridor Overlay Lackland Military Lighting Overlay Military Lighting Region-2 Airport Hazard Overlay District with Multi-Family uses up to 33 units per acre and “MXD MLOD-2 MLR-2 AHOD” Mixed Use Lackland Military Lighting Overlay Military Lighting Region-2 Airport Hazard Overlay District with MultiFamily uses up to 33 units per acre on 9.333 acres out of NCB 17642, located in the 1000 block of North Hunt Lane. Staff recommends Approval. (Logan Sparrow, Policy Administrator (210) 207-8691, Logan.Sparrow@sanantonio.gov; Development Services Department).

Staff stated 17 notices were mailed to property owners within 200 feet, 1 returned in favor, 0 returned in opposition, and no registered neighborhood association.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Barros.

In Favor: Jones, McGhee, Hui, Romero, Barros, Whyte, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Motion Carried as Approval

Item # 8 **ZONING CASE Z-2020-10700175 (Council District 2):** A request for a change in zoning from “MF-33 EP-1 MLOD-3 MLR-2 AHOD” Multi-Family Event Parking Overlay Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to “IDZ-2 EP-1 MLOD-3 MLR-2 AHOD” Medium Intensity Infill Development Zone Event Parking Overlay Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and a Meeting Facility, Party House, or Event Hall on Lot 19 and Lot 20, save and except the South 5 Feet, Block 4, NCB 1326, located at 1212 North Gevers Street. Staff recommends Approval. (Logan Sparrow, Policy Administrator (210) 207-8691, Logan.Sparrow@sanantonio.gov; Development Services Department).

Staff stated 34 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and no registered neighborhood association. A petition with 5 signatures in favor was received.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Barros.

In Favor: Jones, McGhee, Hui, Romero, Barros, Whyte, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Motion Carried as Approval

Item # 9

ZONING CASE Z-2020-10700176 HL (Council District 2): A request for a change in zoning from "R-6 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-6 HL MLOD-3 MLR2 AHOD" Residential Single-Family Historic Landmark Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on The North 56 Feet of Lot 1 and Lot 2, Block 3, NCB 3135, located at 404 Calhoun Street. Staff recommends Approval. (Logan Sparrow, Policy Administrator (210) 207-8691, Logan.Sparrow@sanantonio.gov; Development Services Department).

Staff stated 44 notices were mailed to property owners within 200 feet, 0 returned in favor, 2 returned in opposition and no response from the Government Hill Alliance Neighborhood Association.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Barros.

In Favor: Jones, McGhee, Hui, Romero, Barros, Whyte, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Motion Carried as Approval

Item # 13 **ZONING CASE Z-2021-10700180 (Council District 1):** A request for a change in zoning from "PUD O-2 AHOD" Planned Unit Development High-Rise Office Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 1.1938 out of NCB 17444, generally located at 13002 Jones Maltsberger Road. Staff recommends Approval, pending Plan Amendment. (Daniel Hazlett, Development Services Manager (210) 207-8270, Daniel.Hazlett@sanantonio.gov; Development Services Department) (Associated Plan Amendment PA-2021-11600054)

Staff stated 48 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition and no registered neighborhood association.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Barros.

In Favor: Jones, McGhee, Hui, Romero, Barros, Whyte, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Motion Carried as Approval

Item # 15 **ZONING CASE Z202110700183 (Council District 3):** A request for a change in zoning from "C2 AHOD" Commercial Airport Hazard Overlay District to "R4 AHOD" Residential SingleFamily Airport Hazard Overlay District on Lot 11 and the west 10 feet of Lot 12, Block 10, NCB 2948, located at 242 Channing Avenue. Staff recommends Approval. (Alina Phillips, Large Area Rezoning Manager, 2102077227, alina.phillips@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 Highland Park Neighborhood Association.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Barros.

In Favor: Jones, McGhee, Hui, Romero, Barros, Whyte, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Motion Carried as Approval

Item # 16 **ZONING CASE Z202110700185 (Council District 7):** A request for a change in zoning from "C2NA MLOD3 MLR1," Commercial Nonalcoholic Sales Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District and "C3NA MLOD3 MLR1" General Commercial Nonalcoholic Sales Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District to "R4 MLOD3 MLR1" Residential SingleFamily Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District on the South 115.5 feet of Lots 6, 7, and 8, Block 35, NCB 10716, located at 3462, 3502, and 3506 Martin Luther King Drive. Staff recommends Approval. (Kayla Leal, Senior Planner (210) 2070197, Kayla.Leal@sanantonio.gov; Development Services Department)

Staff stated 24 notices were mailed to property owners within 200 feet, 0 returned in favor and 1 returned in opposition, and no response from the Wheatley Heights Neighborhood Association.

Public Comment:

Written:

Jo A. Rodgers Howard, 3447 Martin Luther King Dr, opposition.

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Barros.

In Favor: Jones, McGhee, Hui, Romero, Barros, Whyte, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Motion Carried as Approval

Item # 22 **ZONING CASE Z202110700193 CD (Council District 2):** A request for a change in zoning from "R6 MLOD3 MLR2" Residential SingleFamily Martindale Military Lighting Overlay Military Lighting Region 2 District to "R6 CD MLOD3 MLR2" Residential SingleFamily Martindale Military Lighting Overlay Military Lighting Region 2 District with Conditional Use for a Duplex on Lot 4, Block 1, NCB 12831, located at 519 Bee Street. Staff recommends Approval. (Mirko Maravi, Senior Planner (210) 2070107, mirko.maravi@sanantonio.gov; Development Services Department)

Staff stated 10 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and no response from the Government Hill Alliance Neighborhood Association.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Barros.

In Favor: Jones, McGhee, Hui, Romero, Barros, Whyte, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Motion Carried as Approval

Item # 24 **ZONING CASE Z202110700195 (Council District 4):** A request for a change in zoning from "I2 MLOD2 MLR1 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C3 MLOD2 MLR1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 3, NCB 13659, located at 8019 Interstate 35 South. Staff recommends Approval, with the addition of the “NA” Nonalcoholic Sales Overlay. (Mirko Maravi, Senior Planner (210) 2070107, mirko.maravi@sanantonio.gov; Development Services Department)

Staff stated 22 notices were mailed to property owners within 200 feet, 1 returned in favor, 1 returned in opposition, and no registered neighborhood association.

Rob Killen, representative, amended the zoning request to “C-3 NA”.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Barros.

In Favor: Jones, McGhee, Hui, Romero, Barros, Whyte, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Motion Carried as Approval

Item # 25 **ZONING CASE Z202110700196 (Council District 8):** A request for a change in zoning from “C3 MLOD1 MLR1 AHOD” General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to “MF33 MLOD1 MLR-1 AHOD” MultiFamily Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 13.949 acres out of 15825, generally located in the 5400 Block of Presidio Parkway. Staff recommends Approval. (Joyce Palmer, Senior Planner, (210) 2070315, Joyce.Palmer@sanantonio.gov, Development Services Department)

Staff stated 9 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and no registered neighborhood association.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Barros.

In Favor: Jones, McGhee, Hui, Romero, Barros, Whyte, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Motion Carried as Approval

Item # 26 **ZONING CASE Z202110700197 (Council District 6):** A request for a change in zoning from "C2 NA CD S MLOD2 MLR1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use and a Specific Use Authorization for a ministorage facility exceeding 2.5 acres to "PUD MF18 MLOD2 MLR1 AHOD" Planned Unit Development MultiFamily Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a decreased perimeter setback of 10 feet, on the northeast 256.48 feet of Lot 10, Block 2, NCB 17417, located at 1403 Horal Drive. Staff recommends Approval. (Joyce Palmer, Senior Planner, (210) 207 0315, Joyce.Palmer@sanantonio.gov, Development Services Department).

Staff stated 23 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and no registered neighborhood association.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Barros.

In Favor: Jones, McGhee, Hui, Romero, Barros, Whyte, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Motion Carried as Approval

Combined Agenda #2

Item # 20 **ZONING CASE Z202110700189 (Council District 7):** A request for a change in zoning from "R6" Residential SingleFamily District to "MF18" MultiFamily District on Lot P331A, NCB 15479, located at 9100 block of Old Tezel Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA202111600058) (Catherine Hernandez, Development Services Administrator, 2102075085, catherine.hernandez@sanantonio.gov, Development Services Department)

Staff stated 53 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and no registered neighborhood association. Northwest neighborhood Alliance is in opposition.

Public Comment:

Thomas Futschdt, 9502 Autumn Shadows, spoke in opposition.

Written:

Jody Sherrill, chairman, Northwest Neighborhood Alliance is in opposition.

Voicemail:

Jennifer Potter, favor

Motion: Commissioner Sipes made a motion for a continuance to September 7, 2021.

Second: Commissioner Jones

In Favor: Jones, McGhee, Hui, Romero, Barros, Whyte, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Motion Carried for a continuance to September 7, 2021

Item # 3

(Continued from 07/20/2021) ZONING CASE Z-2021-10700114 (Council District 2): A request for a change in zoning from "RM-4 MLOD-3 MLR-2 AHOD" Residential Mixed Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "R-5 MLOD-3 MLR-2 AHOD" Residential Single Family Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District and "R-5 AHOD" Residential Single Family Airport Hazard Overlay District to "MHP MLOD-3 MLR-2 AHOD" Manufactured Home Park Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "MHP AHOD" Manufactured Home Park Airport Hazard Overlay District on 2.9479 acres out of NCB 12180, located at 4618 Webbles Street. Staff recommends Approval. (Catherine Hernandez, DSD Administrator, 210-207-5085, catherine.hernandez@sanantonio.gov, Development Services Department)

No Public Comment

Motion: Commissioner Jones made a motion for a continuance to September 21, 2021.

Second: Commissioner Hui

In Favor: Jones, McGhee, Hui, Romero, Barros, Whyte, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Motion Carried for a continuance to September 21, 2021

Item # 10 **ZONING CASE Z202110700177 S (Council District 5):** A request for a change in zoning from "I1 MLOD2 MLR2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C2 S MLOD2 MLR2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Specific Use Authorization for a Hotel on Lot 1, Block 16, NCB 3884, located at 1020 Nogalitos Street. Staff recommends Approval, pending Plan Amendment. (Daniel Hazlett, Development Services Manager (210) 2078270, Daniel.Hazlett@sanantonio.gov; Development Services Department) (Associated Plan Amendment PA202111600065)

Staff stated 32 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and no response from the Collins Garden Neighborhood Association.

No Public Comment

Motion: Commissioner Sipes made a motion for a continuance to September 7, 2021.

Second: Commissioner Barros.

In Favor: Jones, McGhee, Hui, Romero, Barros, Whyte, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Motion Carried as a continuance to September 7, 2021

Item # 12 **ZONING CASE Z202110700179 (Council District 1):** A request for a change in zoning from "R6 AHOD" Residential SingleFamily Airport Hazard Overlay District to "RM5 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 17, Block 7, NCB 2998, located at 506 East Ashby Place. Staff recommends Approval. (Daniel Hazlett, Development Services Manager (210) 2078270, Daniel.Hazlett@sanantonio.gov; Development Services Department)

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

Public Comment:

Voicemail:

Rachel Anaya, 423 East Courtland Place, opposition.

Motion: Commissioner Sipes made a motion for a continuance to September 7, 2021.

Second: Commissioner Barros.

In Favor: Jones, McGhee, Hui, Romero, Barros, Whyte, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Motion Carried as a continuance to September 7, 2021

Item # 14 **ZONING CASE Z202110700181 (Council District 8):** A request for a change in zoning from "C1" Light Commercial District, "C2" Commercial District, "C2 NA" Commercial Nonalcoholic Sales District, "C2 NA CD" Commercial Nonalcoholic Sales District with Conditional Use for an Auto Body Repair and Paint Center, "C3 R" General Commercial Restrictive Alcoholic Sales District to "MF18" Limited Density MultiFamily District on 9.951 acres out of NCB 16455 and NCB 15823, located at 6460 Babcock Road. Staff recommends Approval. (Alina Phillips, Large Area Rezoning Manager, 2102077227, alina.phillips@sanantonio.gov, Development Services Department)

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

No Public Comment

Motion: Commissioner Sipes made a motion for a continuance to September 7, 2021.

Second: Commissioner Barros.

In Favor: Jones, McGhee, Hui, Romero, Barros, Whyte, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Motion Carried as a continuance to September 7, 2021

Item # 17 **ZONING CASE Z-2021-10700186 HL (Council District 7):** A request for a change in zoning from "R-6" Residential Single-Family District to "R-6 HL" Residential Single-Family Historical Landmark District on Lot P-7, NCB 16047, located at 9290 Leslie Road. Staff recommendation Pending. (Kayla Leal, Senior Planner, (210) 207-0197, Kayla.Leal@sanantonio.gov, Development Services Department)

Staff stated 9 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and no registered neighborhood association.

No Public Comment

Motion: Commissioner Sipes made a motion for a continuance to September 7, 2021.

Second: Commissioner Barros.

In Favor: Jones, McGhee, Hui, Romero, Barros, Whyte, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Motion Carried as a continuance to September 7, 2021

Item # 19 **ZONING CASE Z202110700188 (Council District 8):** A request for a change in zoning from “RE MSAO1 MLOD1 MLR1” Residential Estate Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District and “RE MLOD1 MLR1” Residential Estate Camp Bullis Military Lighting Overlay Military Lighting Region 1 District to “MF33 MSAO1 MLOD1 MLR1” Multifamily Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District and “MF33 MLOD1 MLR1” Multifamily Camp Bullis Military Lighting Overlay Military Lighting Region 1 District on 16.08 acres out of CB 4719, located at 19389 Babcock Road. Staff recommends Approval. (Catherine Hernandez, Development Services Administrator, 2102075085, catherine.hernandez@sanantonio.gov, Development Services Department)

Staff stated 8 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and no registered neighborhood association.

No Public Comment

Motion: Commissioner Sipes made a motion for a continuance to September 7, 2021.

Second: Commissioner Barros.

In Favor: Jones, McGhee, Hui, Romero, Barros, Whyte, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Motion Carried as a continuance to September 7, 2021

Item # 21 **ZONING CASE Z202110700192 (Council District 1)**: Ordinance amending the Zoning District Boundary from "C3R HL NCD2 AHOD" General Commercial Restrictive Alcoholic Sales Historic Landmark Alta Vista Neighborhood Conservation Airport Hazard Overlay District to "IDZ1 HL NCD2 AHOD" Limited Intensity Infill Development Zone Historic Landmark Alta Vista Neighborhood Conservation Airport Hazard Overlay District with uses permitted for "C1" Light Commercial District on the south 83.34 feet of Lots 11 and 12, Block 39, NCB 1865, located at 2602 North Flores Street. Staff recommends Approval. (Lorianne Thennes, Senior Planner, 2102077945, lorianne.thennes@sanantonio.gov, Development Services Department)

Staff stated 31 notices were mailed to property owners within 200 feet, 1 returned in favor, 8 returned in opposition, and the Alta Vista Neighborhood Association is in opposition.

Public Comment:

Cynthia Cantu, 2618 N Flores, favor.

Motion: Commissioner Sipes made a motion for a continuance to September 7, 2021.

Second: Commissioner Barros.

In Favor: Jones, McGhee, Hui, Romero, Barros, Whyte, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Motion Carried as a continuance to September 7, 2021

Individual Items:

Commissioner Greathouse recused from the Zoning Commission meeting at 1:30 and returned after the speaker at 1:32 pm.

Item # 4 **ZONING CASE Z-2020-10700223 (Council District 1)** –

Public Comment:

Mary Newman, spoke in opposition.

Item # 23 **ZONING CASE Z202110700194 CD (Council District 2):** A request for a change in zoning from "R4 CD NCD6" Residential SingleFamily Mahncke Park Neighborhood Conservation District with a Conditional Use for a Food Service Establishment without cover charge 3 or more days per week to "R4 CD NCD6" Residential SingleFamily Mahncke Park Neighborhood Conservation District with a Conditional Use for a Food Service Establishment without cover charge 3 or more days per week (to amend conditions) on Lot 21, Block 1, NCB 6227, located at 118 Davis Court. Staff recommends Approval, with Conditions. (Mirko Maravi, Senior Planner (210) 2070107, mirko.maravi@sanantonio.gov; Development Services Department)

Kristie Flores, Zoning Planning Manager, presented the case to the commission.

Staff stated 22 notices were mailed to property owners within 200 feet, 3 returned in favor, 0 returned in opposition, and Mankne Park Neighborhood Association is in favor.

Mitsuku Ramos, representative, stated the request is to request change in hours of operation to include Sundays 8-4 pm.

Public Comment:

Derek Elliott, spoke in favor.

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

Motion: Commissioner Jones made a motion for Approval with the following conditions:

- There shall be no exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure.
- No construction features shall be permitted which would place the structure out of character with the surrounding residential neighborhood.
- Business or office hours of operations shall not be permitted before 7:00 a.m. or after 6:00 p.m., on Monday through Friday and shall not be permitted before 8:00 a.m. or after 4:00 p.m. on Saturday and Sunday.
- Outside speakers shall be prohibited.
- There shall be strict enforcement of light pollution from signage and landscaping lights.

ZONING CASE Z202110700194 CD -continued

Second: Commissioner Barros.

In Favor: Jones, McGhee, Hui, Barros, Whyte, Greathouse, Sipes, Bustamante

Opposed: Romero, McDaniel

Motion Carried as Approval with conditions

The Zoning Commission recessed into break at 3:06 pm and reconvened at 3:12 pm.

Commissioner Barros left the Zoning Commission at 3:12 pm.

Commissioner Greathouse recused from the Zoning Commission at 1:51 pm and returned at 3:58 pm.

Item # 4

ZONING CASE Z-2020-10700223 (Council District 1): Ordinance amending the Zoning District Boundary from "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with various uses permitted to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for 18.5 dwelling units per acre on 4.408 acres out of NCB 886, NCB 887, and NCB 3591 and "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for 65 dwelling units per acre on 8.719 acres out of NCB 886, NCB 887, and NCB 3591, generally located at the intersection of Mt. Zion Walk and IH 37 South. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA2020-11600063) (Lorianne Thennes, Senior Planner, 210-207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

Kristie Flores, Zoning Planning Manager, presented the case to the commission.

Staff stated 112 notices were mailed to property owners within 200 feet, 1 returned in favor, 14 returned in opposition, and the Lavaca Neighborhood Association is in favor.

James McKnight, representative, presented the SAHA revitalizing housing project to the commission.

Timothy Alcott, SAHA representative, answered the commissioners questions and amended the request to submit a site plan.

Taylor Allen, Engineer, answered the commission questions.

Public Comment:

Ronnie Roth, 603 Leigh, yielded time to Walter Wilson.
May Fernandez, 655 Leigh, yielded time to Jimmy Perkins.
Vicki Perkins, 527 Leigh, yielded time to Jimmy Perkins.
Walter Wilson, 523 Leigh, spoke in opposition.
Jimmy Perkins, 527 Leigh, spoke in opposition.
Marcy Newman, 302 Callaghan, spoke in opposition.
Louisa Stacy, 643 Leigh, spoke in opposition.
Mendi Etheredge, 535 Leigh, yielded time to Caleb Etheredge.
Caleb Etheredge, spoke in opposition.
Teri Bilby, 7525 Babcock Rd, spoke in favor.
Olga Sacal, 539 Leigh, yielded time to Caleb Etheredge.

Voicemails:

Abbey Dubay, 559 Leigh, opposition.
Aiden Carmona, 531 Leigh, opposition.
Austin Bocarte, 512 Refugio, opposition.
Carlton Brown, 502 Refugio, opposition.
Eddie Elizalde, 519 Leigh, opposition.
Jeffery Arch, 626 Leigh, opposition.
Jim Bailey, 241 King William, favor.
Juan Gonzales, 655 Leigh, opposition.
Juan Ortega, 615 Leigh, opposition.
Latasha Dunn, 648 Leigh, concerns.
Louisa Stacey, 643 Leigh, opposition.
Maria Ramirez, 612 Leigh, opposition.
Melissa Stendahl, 224 Carolina, opposition.
Olivia DelaGarza, 300 Labor apt 314, favor.
Preeah Prasad, Artesian Townhomes, favor with some concerns.
Robert Fierri, 623 Leigh, opposition.
Steve Young, 607 Leigh, opposition.

ZONING CASE Z-2020-10700223

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 McDaniel made a motion for Approval as amended.

Second: Commissioner Hui

In Favor: Jones, McGhee, Hui, Romero, Whyte, McDaniel, Bustamante

Opposed: Sipes

Recused: Greathouse

Motion Carried as Approval as amended.

Item # 18 **ZONING CASE Z-2021-10700187 (Council District 2):** A request for a change in zoning from “C-3 MLOD-3 MLR-1 AHOD” General Commercial Martindale Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and “I-1 MLOD-3 MLR-1 AHOD” General Industrial Martindale Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to “I-1 MLOD-3 MLR-1 AHOD” General Industrial Martindale Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 15.40 acres out of NCB 12191 and NCB 16095, located at 4803 Rittiman Road. Staff recommends Approval. (Catherine Hernandez, Development Services Administrator, 210-207-5085, catherine.hernandez@sanantonio.gov, Development Services Department)

Kristie Flores, Zoning Planning Manager, presented the case to the commission.

Staff stated 33 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition and no registered neighborhood association.

No Public Comment:

Motion: Commissioner Jones made a motion for Approval.

Second: Commissioner Whyte

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

Opposed: None

Motion Carried as Approval

Item # 5

ZONING CASE Z202110700153 CD (Council District 2): A request for a change in zoning from “C2 MLOD3 MLR2 AHOD” Commercial Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "O2 MLOD3 MLR2 AHOD" High Rise Office Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C2 CD MLOD3 MLR2 AHOD” Commercial Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for a Live Entertainment With Cover Charge 3 or More Days Per Week on the west 180.22 feet of Lot 10, Block 4, NCB 13717, located at 4401 Rittiman Road. Staff recommends Denial. (Mirko Maravi, Senior Planner (210) 2070107, mirko.maravi@sanantonio.gov; Development Services Department)

Kristie Flores, Zoning Planning Manager, presented the case to the commission.

Staff stated 26 notices were mailed to property owners within 200 feet, 0 returned in favor, 20 returned in opposition and East Terrell Hills Neighborhood Association is in opposition. Outside 200 feet radius; 5 notices received in opposition.

Richard Vandergiff, owner, stated the request is for a private club on the property.

Public Comment

Ilsa Lopez, 4710 Myrna, spoke in opposition.

Rev. James Schellenberg, 4310 Bikini, spoke in opposition.

Diane Torres, 4406 Myrna Dr, spoke in opposition.

John Torres, 4406 Myrna Dr. spoke in opposition.

Henry Nunez, 6407 Melton, spoke in opposition.

Voicemail:

Elsa Naehrig, 4415 Myrna Dr, opposition.

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

Motion: Commissioner Jones made a motion for staff’s recommendation of Denial.

Second: Commissioner Whyte

In Favor: Jones, McGhee, Hui, Romero, Whyte, McDaniel, Bustamante

Opposed: Greathouse

Motion Carried as staff’s recommendation of Denial

Commissioner Whyte and Greathouse left the Zoning Commission meeting at 4:50 pm.

The Zoning Commission recessed into break at 4:50 pm and reconvened at 4:57 pm.

Item # 7

ZONING CASE Z202010700174 (Council District 3): A request for a change in zoning from "FR" Farm and Ranch District to "R4" Residential SingleFamily District on 182.281 acres out of CB 4007, located at 13511 Old Corpus Christi Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA 202111600049) (Logan Sparrow, Policy Administrator (210) 2078691, Logan.Sparrow@sanantonio.gov; Development Services Department).

Kristie Flores, Zoning Planning Manager, presented the case to the commission.

Staff stated 17 notices were mailed to property owners within 200 feet, 1 returned in favor, 2 returned in opposition, and no registered neighborhood association.

Caroline McDonald, representative, stated the request is for single family homes. Becky Carroll, Pape-Dawson, Engineer, answered the commissioner's questions.

Public Comment:

Dustin Smasal, 12959 Old Corpus Christi Rd, yielded time to Michael Feller.

Claude Smasal, 12959 Old Corpus Christi Rd, yielded time to Michael Feller.

Michael Feller, 13061 Old Corpus Christi Rd, spoke in opposition.

Annette Feller, 13061 Old Corpus Christit Rd, spoke in opposition.

Voicemail:

CJ Smasal, opposition.

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

Motion: Commissioner McGhee made a motion for a continuance to September 7, 2021.

Second: Commissioner McDaniel

In Favor: Jones, McGhee, Hui, Romero, McDaniel, Bustamante

Opposed: None

Motion Carried for a continuance to September 7, 2021.

Item # 11 **ZONING CASE Z202110700178 CD (Council District 5):** A request for a change in zoning from "NC IDZ AHOD" Neighborhood Commercial Infill Development Overlay Airport Hazard Overlay District to "R4 CD AHOD" Residential SingleFamily Airport Hazard Overlay District with Conditional Use for Four (4) Residential Units on the East 60 feet of Lot 13, NCB 7568, located at 164 Oelkers Street. Staff recommends Approval. (Daniel Hazlett, Development Services Manager (210) 2078270, Daniel.Hazlett@sanantonio.gov; Development Services Department)

Kristie Flores, Zoning Planning Manager, presented the case to the commission.

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

Ala Samaro, representative, stated the project is for a 4-plex house.

Public Comment

Adrian Rubio, 239 Oelkers, concerned with rezoning.

Voicemail:

John Pena, no address, opposition.

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

Motion: Chairman Bustamante made a motion Approval as presented.

Second: Commissioner Jones

In Favor: Jones, McGhee, Hui, Romero, McDaniel, Bustamante

Opposed: None

Motion Carried as Approval

Item # 27 Consideration and Approval of the August 3, 2021 Zoning Commission Meeting Minutes.

Motion: Commissioner Jones made a motion for Approval.

Second: Commissioner Hui

In Favor: Jones, McGhee, Hui, Romero, McDaniel, Bustamante

Opposed: None

Motion Carried as Approval

Adjournment

There being no further business, the meeting was adjourned at 5:43 pm

APPROVED BY: _____ or _____
John Bustamante, Chair

DATE: _____

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