



**Zoning Commission Minutes**  
Development and Business  
Services Center  
1901 South Alamo

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**April 5, 2022**

**1:00PM**

**1901 S. Alamo**

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**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, McDaniel, Greathouse, Sipes, Bustamante
- **Absent:** Whyte
- **SeproTec translators were present.**

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

<b>Item 1</b>	<b>Z-2022-10700036</b>	<b>Postponed</b>
<b>Item 7</b>	<b>Z-2021-10700318</b>	<b>Postponed</b>

*Public Hearing and Consideration of the following Cases:*

**COMBINED CONSENT AGENDA #1:**

**Item # 10**     **ZONING CASE Z-2021-10700334 (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 23, Block 51, NCB 17642, generally located in the 10000 Block of State Highway 151. Staff recommends Approval. (Rebecca Rodriguez, Senior Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)

Staff stated 15 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:** Fuentes, Kamath, Hui, Ortiz, Barros, McDaniel, Greathouse, Sipes, Bustamante

**Opposed:** None

**Motion carried as Approval.**

**Item # 11**     **ZONING CASE Z-2022-10700037 CD (Council District 2):** A request for a change in zoning from “C-3 MLOD-3 MLR-2 AHOD” General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 CD MLOD-3 MLR-2 AHOD” Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region Airport Hazard Overlay District with a Conditional Use for Truck Repair and Maintenance on Lots 14-17, Block 1, NCB 16533, located at 9249 Interstate Highway 10 East. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600014) (Corin Hooper, Senior Planner, (210) 207-7232, corin.hooper@sanantonio.gov, Development Services Department)

Staff stated 21 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:** Fuentes, Kamath, Hui, Ortiz, Barros, McDaniel, Greathouse, Sipes, Bustamante

**Opposed:** None

**Motion carried as Approval.**

**Item # 12**     **ZONING CASE Z-2022-10700039 (Council District 1):** A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Density Infill Development Zone Airport Hazard Overlay District with uses permitted for six (6) dwelling units on Lot 13 and the west 51.2 feet of 14, Block 5, NCB 2048, located at 244 Princeton Ave. Staff recommends Approval. (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)

Staff stated 31 notices were mailed to property owners within 200 feet, 0 returned in favor, 1 returned in opposition, and no response from Uptown Neighborhood Association.

**No Public Comment**

**Motion:** Commissioner Sipes made a motion for Approval.

**Second:** Commissioner Barros

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

**Opposed:** None

**Motion carried as Approval.**

**Item # 13**     **ZONING CASE Z-2022-10700040 HL (Council District 10):** A request for a change in zoning from "R-4 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "R-4 HL MLOD-3 MLR-2" Residential Single-Family Historic Landmark Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on Lot 16, Block 8, NCB 9137, located at 207 Wyanoke Drive. Staff recommends Approval. (Mirko Maravi, Planning Coordinator, (210) 207-0107, [mirko.maravi@sanantonio.gov](mailto:mirko.maravi@sanantonio.gov), Development Services Department)

Staff stated 11 notices were mailed to property owners within 200 feet, 1 returned in favor, 0 returned in opposition, and no response from Bel Meade Homeowner's Association.

**No Public Comment**

**Motion:** Commissioner Sipes made a motion for Approval.

**Second:** Commissioner Barros

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

**Opposed:** None

**Motion carried as Approval.**

**Item # 14**     **ZONING CASE Z-2022-10700041 HL (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 to "RM-4 HL MLOD-3 MLR-2 AHOD" Residential Mixed Historic Landmark Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on the south 50 feet of Lots 1 through 6, Block 13, NCB 1603, located at 1211 South Gevers Street. Staff recommends Approval. (Mirko Maravi, Planning Coordinator, (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

Staff stated 29 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and no response from Denver Heights Neighborhood Association

**No Public Comment**

**Motion:** Commissioner Sipes made a motion for Approval.

**Second:** Commissioner Barros

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

**Opposed:** None

**Motion carried as Approval.**

**Item # 15**      **ZONING CASE Z-2022-10700042 HL (Council District 1):** A request for a change in zoning from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District to "R-6 HL NCD-5 AHOD" Residential Single-Family Historic Landmark Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District on Lots 33-38, Block 24, NCB 1803, located at 927 West Mulberry Avenue. Staff recommends Approval. (Mirko Maravi, Planning Coordinator, (210) 207-0107, [mirko.maravi@sanantonio.gov](mailto:mirko.maravi@sanantonio.gov), Development Services Department)

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

**Public Comment:**

Voicemail:

Gregory Smith, 918 W. Mulberry, spoke in favor.

**Motion:** Commissioner Sipes made a motion for Approval.

**Second:** Commissioner Barros

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

**Opposed:** None

**Motion carried as Approval.**

**Item # 17**      **ZONING CASE Z-2022-10700046 HL (Council District 1):** A request for a change in zoning from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District to "R-6 HL NCD-5 AHOD" Residential Single-Family Historic Landmark Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District on Lot 33 and Lot 34, Block 27, NCB 1809, located at 1025 West Huisache Avenue. Staff recommends Approval. (Mirko Maravi, Planning Coordinator, (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

Staff stated 28 notices were mailed to property owners within 200 feet, 0 returned in favor, 1 returned in opposition, and Beacon Hill Neighborhood Association is in favor.

**Public Comment:**

Voicemail:

Gregory Smith, 918 W. Mulberry, spoke in favor.

**Motion:** Commissioner Sipes made a motion for Approval.

**Second:** Commissioner Barros

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

**Opposed:** None

**Motion carried as Approval.**



**Item # 18**     **ZONING CASE Z-2022-10700047 (Council District 5):** A request for a change in zoning from "C-3 MLOD-2 MLR-1 AHOD" General Commercial Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "RM-5 MLOD-2 MLR-1 AHOD" Residential Mixed Lackland Overlay Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 17 and Lot 18, Block 10, NCB 8906, located at 2533 West Southcross Boulevard. Staff recommends Approval. (Corin Hooper, Senior Planner, (210) 207-7232, Corin.Hooper@sanantonio.gov, Development Services Department)

Staff stated 36 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and no response from Quintana Community Association.

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

**No Public Comment**

**Motion:** Commissioner Sipes made a motion for Approval.

**Second:** Commissioner Barros

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

**Opposed:** None

**Motion carried as Approval.**

**Item # 21**      **ZONING CASE Z-2022-10700050 (Council District 2):** A request for a change in zoning from "I-1 HS AHOD" General Industrial Historic Significant Airport Hazard Overlay District to "IDZ-3 HS AHOD" High Intensity Infill Development Zone Historic Significant Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District on Lot 6, Block 1, NCB 991, located at 818 Austin Street. Staff recommends Approval. (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@sanantonio.gov, Development Services Department)

Staff stated 13 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and no response from Government Hill Alliance

**No Public Comment**

**Motion:** Commissioner Sipes made a motion for Approval.

**Second:** Commissioner Barros

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

**Opposed:** None

**Motion carried as Approval.**

**Item # 27**      **ZONING CASE Z-2022-10700059 (Council District 2):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 0.0950 acres out of NCB 12168, located at 2800 North East Loop 410. Staff recommends Approval. (Corin Hooper, Senior Planner, (210) 207-7232, corin.hooper@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 there is no registered neighborhood association.

**No Public Comment**

**Motion:** Commissioner Sipes made a motion for Approval.

**Second:** Commissioner Barros

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

**Opposed:** None

**Motion carried as Approval.**

**COMBINED CONSENT AGENDA #2:**

**Commissioner Greathouse recused and exited the Zoning Commission meeting at 1:15 P.M.**

**Item # 22**

**ZONING CASE Z-2022-10700051 (Council District 3):** A request for a change in zoning from “MF-18” Limited Density Multi-Family District to “MF-25” Low Density MultiFamily District on Lot 1, Block 3, NCB 16624, located at 14050 Southton Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600016) (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@sanantonio.gov, Development Services Department)

Staff stated 13 notices were mailed to property owners within 200 feet, 1 returned in favor, and 0 returned in opposition, and there is no registered neighborhood association.

**No Public Comment**

**Motion:** Commissioner Sipes made a motion for Approval.

**Second:** Commissioner Fuentes

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

**Opposed:** None

**Recused:** Greathouse

**Motion carried as Approval.**

**Item # 25**     **ZONING CASE Z-2022-10700055 S (Council District 8):** A request for a change in zoning from "MF-65 CD AHOD" Multi-Family Airport Hazard Overlay District with a Conditional Use for a Food Service Establishment to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Car Wash on the south 310.25 feet of the northwest 572.05 feet of Lot 25, Block, NCB 13662, located at 8308 Fredericksburg Road. Staff recommends Approval. (Rebecca Rodriguez, Senior Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)

Staff stated 86 notices were mailed to property owners within 200 feet, 1 returned in favor, 4 returned in opposition, and there is no registered neighborhood association.

**Public Comment:**

Voicemail:

Patricia Pena, 8415 Fredericksburg Rd., spoke in opposition.

**Motion:** Commissioner Sipes made a motion for Approval.

**Second:** Commissioner Fuentes

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

**Opposed:** None

**Recused:** Greathouse

**Motion carried as Approval.**

**Item # 26**     **ZONING CASE Z-2022-10700056 (Council District 8):** A request for a change in zoning from "R-6" Residential Single-Family District to "MXD" Mixed-Use District with a maximum density of sixty-five (65) units per acre on Lot P-6, NCB 15017, located at 11306 Huebner Road. Staff recommends Approval. (Rebecca Rodriguez, Senior Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)

Staff stated 47 notices were mailed to property owners within 200 feet, 1 returned in favor, 0 returned in opposition, and there was no response from Vance Jackson Neighborhood Association.

**No Public Comment**

**Motion:** Commissioner Sipes made a motion for Approval.

**Second:** Commissioner Fuentes

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

**Opposed:** None

**Recused:** Greathouse

**Motion carried as Approval.**

**Item # 28**     **ZONING CASE ZONING-Z-2022-10700065 (ETJ – Closest to Council District 3):** Assigning zoning to property generally located southeast of the intersection of South Loop 1604 East and IH 37 South currently located Outside the City Limits by applying “R-4” Residential Single-Family District on Lot 1, Block 1, CB 4167A. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600020) (Joyce Palmer, Senior Planner, (210) 207-5405, Joyce.Palmer@sanantonio.gov, Planning Department)

Staff stated 8 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 Fuentes

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

**Opposed:** None

**Recused:** Greathouse

**Motion carried as Approval.**

**Commissioner Greathouse returned to the Zoning Commission meeting at 1:21 P.M.**

**Commissioner Watson joined the Zoning Commission meeting at 1:21 P.M.**

**COMBINED CONSENT AGENDA #3:****Item # 2     (Continued from 03/15/2022) 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, 1 returned in favor, 19 returned in opposition, and there is no registered neighborhood association.

**Public Comment;**

Ken Brown, representative, provided comment to clarify the zoning application is to request a build for 42 houses and to request a continuance to May 3, 2022.

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

**Second:** Commissioner Barros

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

**Opposed:** None

**Motion carried as a Continuance to April 19, 2022.**

**Motion:** Commissioner Greathouse made a motion for reconsideration.

**Second:** McDaniel

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

**Opposed:** None

**Motion:** Commissioner Ortiz made a motion for a Continuance to May 3, 2022.

**Second:** Commissioner McDaniel

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

**Opposed:** None

**Motion carried as a Continuance to May 3, 2022.**



**Item # 3**      **ZONING CASE Z-2021-10700220 ERZD (Council District 8):** A request for a change in zoning from "R-6 MLOD-1 MLR-2 ERZD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zoning District to "MF-18 MLOD-1 MLR-2 ERZD" Limited Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zoning District on 38.2552 acres out of NCB 14861 and CB 4766, located at 6920, 6946 and 6950 West Hausman Road. Staff and SAWS recommend Approval. (Mirko Maravi, Planning Coordinator, (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

Staff stated 22 notices were mailed to property owners within 200 feet, 5 returned in favor, and 1 returned in opposition, and there is no registered neighborhood association.

**Public Comment:**

Voicemail:

Ana Maria Ornelas, 6803 Willow Oak, spoke in opposition.

George Clark, 6811 Lendell St., spoke in opposition.

Randall Dill, 6821 Willow Oak, spoke in opposition.

Sandra Aguirre, 6826 Willow Oak, spoke in opposition.

Susie Blazi, 6800 Willow Oak, spoke in opposition.

Timothy Hunly, 7022 Hausman Rd., did not provide response to the zoning case.

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

**Second:** Commissioner Barros

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

**Opposed:** None

**Motion carried as a Continuance to April 19, 2022.**

**INDIVIDUAL ITEMS:**

**Item # 4** **(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 215 notices were mailed to property owners within 200 feet, 2 returned in favor, and 1 returned in opposition, and there is no registered neighborhood association.

James McKnight, representative, requested C2S for a 4 to 5 story hotel.

**Public Comment:**

Pat Ycaza, 7880 Fredericksburg Rd., spoke in opposition to the height of the build.

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 Ortiz made a motion for Approval with conditions:

- 1) Fencing
- 2) Lights
- 3) Drainage plan
- 4) Max height limit of 5 stories

**Second:** Commissioner Barros

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

**Opposed:** None

**Motion carried as Approval with conditions.**

**Item # 5**

**(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, 1 returned in opposition, 2 returned in opposition outside the 200 feet, and Los Angeles Heights Neighborhood Association is opposed.

**Public Comment:**

Ernest Salinas, 714 Vance Jackson, spoke in opposition.

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

**Motion:** Commissioner Greathouse made a motion for Denial.

**Second:** Commissioner Sipes

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

**Opposed:** None

**Motion carried as Denial.**

**Item # 6**

**(Continued from 03/15/2022) 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, 0 returned in opposition, 2 returned in opposition outside the 200 feet, and there is no registered neighborhood associations.

James McKnight, representative, requested R-5 to build 445 single family units; stated 247 units will be within the city limits.

**Public Comment:**

Carrie Huntzinger, 16395 State Hwy 16 S #2, spoke in favor.

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 Approval.

**Second:** Commissioner Fuentes

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

**Opposed:** None

**Motion carried as Approval.**

**Commissioner Greathouse exited the Zoning Commission meeting at 2:29 P.M. and returned at 2:40 P.M.**

**Item # 8**

**(Continued from 03/15/2022) 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. (Mirko Maravi, Planning Coordinator, (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

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

Frank Furaha, applicant, requested R6 CD for conditional use to build two residential dwellings.

**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 Denial.

**Second:** Commissioner Ortiz

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

**Opposed:** None

**Abstained:** Greathouse

**Motion carried as Denial.**

**Commissioner Greathouse exited the Zoning Commission meeting at 2:50 P.M. and returned at 2:58 P.M.**

**Item # 9**

**(Continued from 03/15/2022) 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.

Daniel Ortiz, representative, requested R5 for a single-family development to build 164 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 Approval.

**Second:** Commissioner Watson

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

**Opposed:** None

**Abstained:** Greathouse

**Motion carried as Approval.**

**The Zoning Commission meeting went into recess at 2:59 P.M. and reconvened at 3:05 P.M.**

**Item # 24**

**ZONING CASE Z-2022-10700054 (Council District 1):** A request for a change in zoning from "IDZ NCD-5 AHOD" Infill Development Zoning Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District with uses permitted for an "NC" Neighborhood Commercial and Metal/Woodworking Shop to "IDZ-2 NCD-5 AHOD" Medium Density Infill Development Zone Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District with uses permitted for four (4) dwelling units on Lot 28 and a 0.0032 acre tract of Lot 31, Block 3, NCB 3032, located at 115 Cincinnati Avenue. Staff recommends Approval. (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@sanantonio.gov, Development Services Department)

Staff stated 33 notices were mailed to property owners within 200 feet, 2 returned in favor, 1 returned in opposition, and Beacon Hill Neighborhood Association is in favor.

John McDowell, representative, requested AHOD for 4 dwelling units for workshop use.

**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 Greathouse made a motion for Approval.

**Second:** Commissioner Ortiz

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

**Opposed:** None

**Motion carried as Approval.**

**Item # 16**     **ZONING CASE Z-2022-10700043 CD (Council District 7):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 13, Block 6, NCB 9820, located at 106 Vaughan Place. Staff recommends Approval. (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)

Staff stated 32 notices were mailed to property owners within 200 feet, 1 returned in favor, 1 returned in opposition, and no response from Maverick Neighborhood Association.

Cassandra Dearth, applicant, requested R4CD for 2 units.

**Public Comment:**

Voicemail:

Susan Hofker, 118 Vaughan Place, 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 Sipes made a motion for Approval.

**Second:** Commissioner Barros

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

**Opposed:** None

**Motion carried as Approval.**



**Item # 19**     **ZONING CASE Z-2022-10700048 CD (Council District 1):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office on Lot 11, Block 90, NCB 7110, located at 1401 Lee Hall. Staff recommends Approval. (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, 5 returned in opposition, 5 returned in opposition outside the 200 feet, and there is no registered neighborhood association.

Javier Bocanegra, representative, requested R4CD for conditional use for professional office space for an accounting office.

**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 Greathouse made a motion for Denial.

**Second:** Commissioner McDaniel

**In Favor:** Watson, Fuentes, Kamath, Hui, Ortiz, McDaniel, Greathouse, Sipes

**Opposed:** Barros, Bustamante

**Motion carried as Denial 8-2.**

**Item # 20**     **ZONING CASE Z-2022-10700049 CD (Council District 3):** A request for a change in zoning from "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-6 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units on Lot 19, Block 21, NCB 9321, located at 618 Verne Street. Staff recommends Denial. (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)

Staff stated 32 notices were mailed to property owners within 200 feet, 1 returned in favor, 0 returned in opposition, and there is no registered neighborhood association.

Melody Adams, applicant, requested R6 CD for 4 multi-family units.

**Public Comment:**

Tom Portillo, 12121 Merritt Villa, spoke in favor.

Voicemail:

Susana Montano, spoke in favor.

Frankie Sanchez, spoke in favor.

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 with amendments to site plan.

**Second:** Commissioner Watson

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

**Opposed:** McDaniel

**Motion carried as Approval as amended.**

**Item # 23**      **ZONING CASE Z-2022-10700053 CD (Council District 1):** A request for a change in zoning from "R-6 CD H UC-4 AHOD" Residential Single-Family Historic Tobin Hill North St. Mary's Street Urban Corridor Airport Hazard Overlay District with a Conditional Use for a Day Care Center to "R-6 CD IDZ H UC-4 AHOD" Residential Single-Family Infill Development Zone Historic Tobin Hill North St. Mary's Street Urban Corridor Airport Hazard Overlay District with a Conditional Use for Food Service Establishment on West 16.5 feet of Lot 11, Block 3, NCB 2964, located at 536 East Courtland Place. Staff recommends Approval. (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@sanantonio.gov, Development Services Department)

Staff stated 27 notices were mailed to property owners within 200 feet, 0 returned in favor, 1 returned in opposition, and Tobin Hill Neighborhood Association is in favor.

Patrick Christensen, representative, requested R6 CD for a restaurant.

**Public Comment:**

Byron Berkus, 535 E. Dewey Place, spoke in opposition.

Voicemail:

Joseph Smith, 2213 N. St. Mary's, spoke in favor.

Polly Toro, 602 E. Dewey Place, spoke in opposition.

Sunita Patel, 605 Kendall St., 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 Greathouse made a motion for Approval with conditions:

- 1) Hours of operation: Sunday through Wednesday, 9:00 A.M. to 10:00 P.M.
- 2) Hours of operation: Thursday through Saturday, 9:00 A.M. to 11:00 P.M.
- 3) No outdoor amplification
- 4) Relocate dumpster

**Second:** Commissioner Barros

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

**Opposed:** None

**Motion carried as Approval with conditions.**

**Item # 29**      Consideration and Approval of the March 15, 2022 Zoning Commission minutes.

**Motion:** Commissioner Sipes made a motion for Approval.

**Second:** Commissioner Fuentes

**In Favor:** Watson, Fuentes, Kamath, Hui, Ortiz, Barros, McDaniel, Greathouse, 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 4:19 P.M.

APPROVED BY: \_\_\_\_\_ or \_\_\_\_\_  
John Bustamante, Chair

DATE: \_\_\_\_\_

ATTESTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
Melissa Ramirez, Executive Secretary