



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

May 17, 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 | Michelle Lugalía-Hollon, Mayor |

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

- **Roll Call**
- **Present:** Fuentes, Kamath, Hui, Ortiz, Barros, Lugalía-Hollon, Greathouse, Sipes, Bustamante
- **Absent:** Watson, 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-2022-10700080</b>	<b>Postponed</b>
<b>Item 11</b>	<b>Z-2022-10700095 S</b>	<b>Postponed</b>
<b>Item 14</b>	<b>Z-2022-10700098</b>	<b>Postponed</b>

*Public Hearing and Consideration of the following Cases:*

**COMBINED CONSENT AGENDA #1:**

**Item # 2** **(Continued from 04/19/2022) ZONING CASE Z-2022-10700063 (Council District 2):** A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "R-1 AHOD" Single-Family Residential Airport Hazard Overlay District on the east 29 feet of Lot 12, Block 2, NCB 6088, located at 803 Indiana Street. Staff recommends Approval. (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff stated 38 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and Denver Heights Neighborhood Association is in opposition.

**No Public Comment**

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

**Second:** Commissioner Barros

**In Favor:** Fuentes, Kamath, Hui, Ortiz, Barros, Lugalia-Hollon, Greathouse, Sipes, Bustamante

**Opposed:** None

**Motion carried as Approval.**

**Item # 9**      **ZONING CASE Z-2022-10700093 S (Council District 3)**: A request for a change in zoning from "MHC" Manufactured Housing Conventional District to "R-6 S" Residential Single-Family District with Specific Use Authorization for Wireless Communication System on 0.2296 acres out of CB 4010, located at 21193 Lamm Road. Staff recommends Approval. (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff stated 1 notice was mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and there is no Neighborhood Association.

**No Public Comment**

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

**Second:** Commissioner Barros

**In Favor:** Fuentes, Kamath, Hui, Ortiz, Barros, Lugalia-Hollon, Greathouse, Sipes, Bustamante

**Opposed:** None

**Motion carried as Approval.**

**Item # 12**     **ZONING CASE Z-2022-10700096 (Council District 2):** A request for a change in zoning from "C-3 EP-1 MLOD-3 MLR-2" General Commercial Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "R-6 EP-1 MLOD-3 MLR-2" Residential Single-Family Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on Lot 18, save and except 84.47 square feet, Block 5, NCB 10244, located at 170 Ferris Avenue. 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 there was no response from the Loma Park Neighborhood Association.

**No Public Comment**

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

**Second:** Commissioner Barros

**In Favor:** Fuentes, Kamath, Hui, Ortiz, Barros, Lugalía-Hollon, Greathouse, Sipes, Bustamante

**Opposed:** None

**Motion carried as Approval.**

**Item # 13**      **ZONING CASE Z-2022-10700097 CD (Council District 5)**: A request for a change in zoning from "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-6 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for four (4) dwelling units on the northern 133.5 feet of Lot 20, Block 1, NCB 8251, located at 239 Northwest 34th Street. Staff recommends Approval. (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff stated 31 notices were mailed to property owners within 200 feet, 2 returned in favor, 0 returned in opposition, and Memorial Heights Neighborhood Association is in support.

**Public Comment**

Richard Garcia, 166 Tesla Drive, spoke in favor.

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

**Second:** Commissioner Barros

**In Favor:** Fuentes, Kamath, Hui, Ortiz, Barros, Lugalia-Hollon, Greathouse, Sipes, Bustamante

**Opposed:** None

**Motion carried as Approval.**

**Item # 16**     **ZONING CASE Z-2022-10700100 (Council District 10):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District, "C-2 MC-3 MLOD-3 MLR-2 AHOD" Commercial Austin Highway/Harry Wurzbach (TAPS Memorial Boulevard) Metropolitan Corridor Overlay Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-2 MC-3 AHOD" Commercial Austin Highway/Harry Wurzbach (TAPS Memorial Boulevard) Metropolitan Corridor Overlay Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District, "C-3 MC-3 MLOD-3 MLR-2 AHOD" General Commercial Austin Highway/Harry Wurzbach (TAPS Memorial Boulevard) Metropolitan Corridor Overlay Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-3 MC-3 AHOD" General Commercial Austin Highway/Harry Wurzbach (TAPS Memorial Boulevard) Metropolitan Corridor Overlay Airport Hazard Overlay District on Lot 8, NCB 8712, located at 1533 Austin Highway. Staff recommends Approval. (Ann Benavidez, Planner, (210) 207-8208, [ann.benavidez@sanantonio.gov](mailto:ann.benavidez@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 Wilshire Neighborhood Association.

**No Public Comment**

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

**Second:** Commissioner Barros

**In Favor:** Fuentes, Kamath, Hui, Ortiz, Barros, Lugalia-Hollon, Greathouse, Sipes, Bustamante

**Opposed:** None

**Motion carried as Approval.**

**Item # 20**     **ZONING CASE Z-2022-10700106 (Council District 2):** A request for a change in zoning from "I-1 MLOD-3 MLR-1 AHOD" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-3 MLOD-3 MLR-1 AHOD" General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "I-1 MLOD-3 MLR-1 AHOD" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 2, NCB 17982 and Lot P-29, NCB 10600, located at 5515 Interstate Highway 10 East. Staff recommends Approval. (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@sanantonio.gov, Development Services Department)

Staff stated 15 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, Lugalia-Hollon, Greathouse, Sipes, Bustamante

**Opposed:** None

**Motion carried as Approval.**

**Item # 21**

**ZONING CASE Z-2022-10700107 (Council District 3):** A request for a change in zoning from "C-1 H AHOD" Light Commercial Mission Historic Airport Hazard Overlay District, "C-2 H AHOD" Commercial Mission Historic Airport Hazard Overlay District, "C-1 H RIO-5 MC-1 AHOD" Light Commercial Mission Historic River Improvement Overlay Roosevelt Metropolitan Corridor Airport Hazard Overlay District, "C-2 H RIO-5 MC-1 AHOD" Commercial Mission Historic River Improvement Overlay Roosevelt Metropolitan Corridor Airport Hazard Overlay District to "MXD H AHOD" Mixed Use Mission Historic Airport Hazard Overlay District with a maximum density of twenty (20) units per acre, and "MXD H RIO-5 MC-1 AHOD" Mixed Use Mission Historic River Improvement Overlay Roosevelt Metropolitan Corridor Airport Hazard Overlay District with a maximum density of 20 units per acre on Lot 3, NCB 8628, Lot 16, Lot 38, Lot 39, NCB 7665, 1.220 acres out of NCB 7665, 0.70 acres out of NCB 7665 and NCB 7674, 1.5880 acres out of NCB 7674, and 3.1250 acres out of NCB 7674, generally located on East Southcross Boulevard and Roosevelt Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600038) (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)

Staff stated 53 notices were mailed to property owners within 200 feet, 4 returned in favor, 0 returned in opposition, and Mission San Jose Neighborhood Association is in favor.

**Public Comment**

Theresa Ybanez, 1438 Napier Avenue, spoke in support.

Al Arreola, 3315 Sidney Brooks, spoke in support.

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

**Second:** Commissioner Barros

**In Favor:** Fuentes, Kamath, Hui, Ortiz, Barros, Lugalia-Hollon, Greathouse, Sipes, Bustamante

**Opposed:** None

**Motion carried as Approval.**

**Item #22**     **ZONING CASE Z-2022-10700108 (Council District 6)**: A request for a change in zoning from "I-1 MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 0.860 acres out of NCB 15849, located at 10218 Ingram Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600035) (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)

Staff stated 4 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, Lugalía-Hollon, Greathouse, Sipes, Bustamante

**Opposed:** None

**Motion carried as Approval.**

**COMBINED CONSENT AGENDA #2:**

**Commissioner Greathouse recused from the Zoning Commission meeting at 1:21 pm and returned to the Zoning Commission meeting at 1:23 pm.**

**Item # 7**

**ZONING CASE Z-2022-10700058 (Council District 2):** A request for a change in zoning from "R-6 EP-1 MLOD-3 MLR-2 AHOD" Residential Single-Family Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-33 EP-1 MLOD-3 MLR-2 AHOD" Multi-Family Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 2.50 acres out of NCB 1453, located at 903-937 Hedges Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600017) (Mirko Maravi, Planning Coordinator, (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

Staff stated 43 notices were mailed to property owners within 200 feet, 1 returned in favor, 1 returned in opposition, and Denver Heights Neighborhood Association is in favor.

**No Public Comment**

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

**Second:** Commissioner Fuentes

**In Favor:** Fuentes, Kamath, Hui, Ortiz, Barros, Lugalia-Hollon, Sipes, Bustamante

**Opposed:** None

**Recused:** Greathouse

**Motion carried as Approval.**

**Item # 23**     **ZONING CASE Z-2022-107000109 (Council District 3 & 4):** A request for a change in zoning from "FBZD MLOD-2 MLR-1" Form Based Zoning Lackland Military Lighting Overlay Military Lighting Region 1 District and "FBZD" Form Based Zoning District to "MPCD MLOD-2 MLR-1" Master Planned Community Lackland Military Lighting Overlay Military Lighting Region 1 District and "MPCD" Master Planned Community District on 179.94 acres out of CB 4005, CB 4283, CB 4284, and CB 4285, generally located at the intersection of University Way and Jaguar Parkway. Staff recommends Approval. (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)

Staff stated 14 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, Lugalia-Hollon, Sipes, Bustamante

**Opposed:** None

**Recused:** Greathouse

**Motion carried as Approval.**

**Item # 24**     **ZONING CASE Z-2022-10700110 (Council District 1):** A request for a change in zoning from "MF-33 H AHOD" Multi-Family Historic King William Airport Hazard Overlay District to "C-2 H AHOD" Commercial Historic King William Airport Hazard Overlay District on North 78.02 feet of the South 123.02 feet of Lot 3, Block B, NCB 935, located at 111 Cedar Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600037) (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)

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

**No Public Comment**

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

**Second:** Commissioner Fuentes

**In Favor:** Fuentes, Kamath, Hui, Ortiz, Barros, Lugalía-Hollon, Sipes, Bustamante

**Opposed:** None

**Recused:** Greathouse

**Motion carried as Approval.**

**CONTINUANCE ITEMS #1:**

- Item # 15**     **ZONING CASE Z-2022-10700099 CD (Council District 1):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 9 and Lot 10, Block 25, NCB 2085, and "MF-33 CD AHOD" Multi-Family Airport Hazard Overlay District with Conditional Use for a Food Service Establishment on Lot B, Block 25, NCB 2085, located at 1010 Culebra Road. Staff recommends Approval. (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

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

**No Public Comment**

**Motion:** Commissioner Sipes made a motion for Continuance to June 7, 2022.

**Second:** Commissioner Ortiz

**In Favor:** Fuentes, Kamath, Hui, Ortiz, Barros, Lugalia-Hollon, Greathouse, Sipes, Bustamante

**Opposed:** None

**Motion carried as a Continuance to June 7, 2022.**

**CONTINUANCE ITEMS #2:**

**Item # 17**

**ZONING CASE Z-2022-10700103 CD (Council District 6):** A request for a change in zoning from "R-6" Residential Single-Family District to "R-6 CD" Residential Single-Family District with a Conditional Use for Assisted Living Facility with no more than sixteen (16) residents on Lot 3 and Lot 4, Block 2, NCB 17637, located at 10548 and 10558 Mountain View Drive. Staff recommends Denial. (Ann Benavidez, Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff stated 18 notices were mailed to property owners within 200 feet, 1 returned in favor, 0 returned in opposition, and there is no response from Mountain View Neighborhood Coalition.

**No Public Comment**

**Motion:** Commissioner Sipes made a motion for Continuance to June 21, 2022.

**Second:** Commissioner Ortiz

**In Favor:** Fuentes, Kamath, Hui, Ortiz, Barros, Lugalía-Hollon, Greathouse, Sipes, Bustamante

**Opposed:** None

**Motion carried as a Continuance to June 21, 2022.**

**CONTINUANCE ITEMS #3:**

**Commissioner Greathouse recused from the Zoning Commission meeting at 1:26 pm and returned to the Zoning Commission meeting at 1:28 pm.**

**Item # 25**

**ZONING CASE Z-2022-10700117 (Council District 5):** A request for a change in zoning from "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-1 MLOD-2 MLR-2 AHOD" Limited Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for six (6) dwelling units on Lots 4-6 and Lots 19-20, Block 2, NCB 2528, located at 107 Frio City Road. Staff recommends Approval. (Corin Hooper, Senior Planner, (210) 207-7232, corin.hooper@sanantonio.gov, Development Services Department)

Staff stated 31 notices were mailed to property owners within 200 feet, 0 returned in favor, and 7 returned in opposition. Collins Garden Neighborhood Association was neutral in its stance but note the neighbors' concerns.

**Public Comment**

Irma Hoffman, 102 Merida, spoke in opposition.

Romulo Spiller, 113 Hazel, spoke in opposition.

**Motion:** Commissioner Sipes made a motion for Continuance to June 7, 2022.

**Second:** Commissioner Barros

**In Favor:** Fuentes, Kamath, Hui, Ortiz, Barros, Lugalia-Hollon, Sipes, Bustamante

**Opposed:** None

**Motion carried as a Continuance to June 7, 2022.**

**INDIVIDUAL ITEMS:****Item # 3**

**(Continued from 04/19/2022) ZONING CASE Z-2022-10700068 (Council District 3):** A request for a change in zoning from "R-4 CD MC-2 AHOD" Residential Single-Family South Presa Metropolitan Corridor Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units and "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units to "MF-18 MC-2 AHOD" Limited Density Multi-Family South Presa Metropolitan Corridor Airport Hazard Overlay District and "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District on Lot 18, Lot 19, and the west 20-feet of Lot 20, Block 2, NCB 7639, located at 117 Koehler Court. Staff recommends Denial. (Ann Benavidez, Planner, (210) 207-8208, Ann.Benavidez@sanantonio.gov, Development Services Department)

Staff stated 28 notices were mailed to property owners within 200 feet, 14 returned in favor, 0 returned in opposition, and Hot Wells Mission Reach Neighborhood Association was opposed.

Betty Cruz, 1171 Burseson, applicant, requested zoning change in order to add two one-bedroom units to the already five units on her property.

**Public Comment**

Mark Flynn, 1024 Dawson, spoke in support.

Isaac Date Jr., 116 Koehler Court, spoke in support.

Maria Date, 116 Koehler Court, spoke in support.

Rena Evans, 425 Cosgrove, spoke in support.

Raul Serrano, 158 Montrose, spoke in support.

Brady Alexander, 1839 E. Pyron, Hot Wells Mission Reach Neighborhood Association, spoke neutral about project.

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.

**Second:** Commissioner Barros

**In Favor:** Fuentes, Kamath, Hui, Ortiz, Barros, Lugalia-Hollon, Greathouse, Sipes, Bustamante

**Opposed:** None

**Motion carried as Approval.**

**Item # 4**      **(Continued from 05/03/2022) ZONING CASE Z-2022-10700036 (Council District 4):** 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-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 4.481 acres out of CB 4286, located in the 2100 block of Catfish Pond. Staff recommends Denial. (Mirko Maravi, Planning Coordinator, (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

Staff stated 87 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and Hunter's Pond Village Green Homeowners Association was in support.

James Griffin, from Killen, Griffin, and Farrimond spoke on behalf of applicant. Request is to build 35 homes on the 4.481 acres of land, with 7 units per acre.

**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.

**Motion Failed for lack of Second Motion.**

**Chair Bustamante requested a motion from the Commissioners.**

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

**Second:** Commissioner Greathouse

**In Favor:** Fuentes, Hui, Ortiz, Barros, Lugalia-Hollon, Greathouse, Sipes, Bustamante

**Opposed:** Kamath

**Motion carried as Approval.**

## Item # 5

**(Continued from 05/03/2022) ZONING CASE Z-2022-10700075 (Council District 4):** A request for a change in zoning from "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-25 MLOD-2 MLR-2 AHOD" Low Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on the east 131.25 feet of the north 495 feet of the west half of Lot 338, and Lot 338-A, Block 35, NCB 11134, located at 1519 West Villaret Boulevard. Staff recommends Denial, with an Alternate Recommendation. (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@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 there was no Neighborhood Association.

Ricardo Turrubiates, of Mint Development spoke on behalf of applicant. Proposed project is 24 duplexes. Applicant formally requested to amend change of zoning to MF-18 with the maximum number of duplexes allowed to be 22.

**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 as Amended.

**Second:** Commissioner Fuentes

**In Favor:** Fuentes, Kamath, Hui, Ortiz, Barros, Lugalia-Hollon, Greathouse, Sipes, Bustamante

**Opposed:** None

**Motion carried as Approval as Amended.**

**Commissioner Bustamante called a recess at 2:54 PM.**

**Commissioner Bustamante called the meeting back to order at 3:02.**

- Item # 10**     **ZONING CASE Z-2022-10700094 CD (Council District 1)**: A request for a change in zoning from "C-2 NCD-8 AHOD" Commercial Woodlawn Lake Neighborhood Conservation Airport Hazard Overlay District to "C-2 CD NCD-8 AHOD" Commercial Woodlawn Lake Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for a Bar/Tavern with Cover Charge 3 or More Days Per Week on Lots 7-11, the west 5-feet of Lot 12, and Lot P-104, Block 8, NCB 2026, generally located at 1016/1024 Cincinnati Avenue. Staff recommends Denial. (Associated Plan Amendment PA-2022-11600030) (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@sanantonio.gov, Development Services Department)

Staff stated 20 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition. 24 notices were received in favor outside the 200 feet. Jefferson Neighborhood Association, Fox Run Neighborhood Association, and Woodlawn Neighborhood Association are in support.

Rene Zamora, 10342 Lark Drive, applicant, owner of Lighthouse Lounge. Zoning change request for ability to have amplified sound outside of establishment.

**Public Comment**

J.J. Lopez, 122 Manning, spoke in support.

**Voicemails**

Andrea Garza, P.O. Box 100315, President of Woodlawn Lake Neighborhood Association spoke in support with amendments.

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. Applicant was asked if he would amend his request to only have music from 4:00 PM to 12:00 AM Tuesday through Sunday. Applicant agreed to this amendment.

**Motion:** Commissioner Greathouse made a motion for Approval with conditions.

**Second:** Commissioner Barros

**In Favor:** Fuentes, Kamath, Hui, Ortiz, Barros, Lugalia-Hollon, Greathouse, Sipes, Bustamante

**Opposed:** None

**Motion carried as Approval with Conditions.**

**Commissioner Sipes stepped out of the meeting at 3:05 PM and returned at 3:22 PM.**

**Item # 6**

**(Continued from 05/03/2022) ZONING CASE Z-2022-10700087 S (Council District 6):** A request for a change in zoning from "R-4" Residential Single-Family District to "R-4 S" Residential Single-Family District with a Specific Use Authorization for a Licensed Childcare Facility on Lot 123, Block 1, NCB 18851, located at 9831 Village Briar. Staff recommends Denial. (Ann Benavidez, Planner, (210) 207-8208, Ann.Benavidez@sanantonio.gov, Development Services Department)

Staff stated 32 notices were mailed to property owners within 200 feet, 1 returned in favor, and 2 returned in opposition, and there was no response from Hidden Meadow Neighborhood Association.

Rose Yepiz, 9831 Village Briar, applicant requested zoning change to extend her in home daycare to care for more children.

**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 Hui made a motion for a Denial.

**Second:** Commissioner Ortiz

**In Favor:** None

**Opposed:** Fuentes, Kamath, Hui, Ortiz, Barros, Lugalía-Hollon, Greathouse, Bustamante

**Abstained:** Sipes

**Motion carried as Denial.**

**Item # 8**      **ZONING CASE Z-2022-10700073 (Council District 2)**: A request for a change in zoning from "R-5 MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "O-1 MLOD-3 MLR-1" Office Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District on Lot 16, Block 2, NCB 10671, located at 4434 Brideman Drive. Staff recommends Denial. (Associated Plan Amendment PA-2022-11600023) (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)

Staff stated 22 notices were mailed to property owners within 200 feet, 4 returned in favor, 0 returned in opposition, and there was no Neighborhood Association.

James McKnight, 122 E Pecan, applicant, requested zoning change to convert a single-family home into an 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 Sipes made a motion for a Approval.

**Second:** Commissioner Greathouse

**In Favor:** Fuentes, Kamath, Hui, Ortiz, Barros, Lugalia-Hollon, Greathouse, Sipes, Bustamante

**Opposed:** None

**Motion carried as Approval.**

**Item # 18**     **ZONING CASE Z-2022-10700104 (Council District 10):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "PUD MF-18 AHOD" Planned Unit Development Limited Density Multi-Family Airport Hazard Overlay District with reduced perimeter setback of ten feet (10') on Lot P-128A and Lot-128C, NCB 15679, located at 3500 Thousand Oaks Drive. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600034) (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@sanantonio.gov, Development Services Department)

Staff stated 75 notices were mailed to property owners within 200 feet, 4 returned in favor, 7 returned in opposition, and no response from Eden Neighborhood Association.

Emily White, representative with Killen, Griffin, and Farrimond, requested zoning change to create 40 multi-family lots containing 80 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 Barros made a motion for Approval.

**Second:** Commissioner Kamath

**In Favor:** Fuentes, Kamath, Hui, Ortiz, Barros, Lugalia-Hollon, Greathouse, Sipes, Bustamante

**Opposed:** None

**Motion carried as Approval.**

**Commissioner Greathouse left the meeting at 4:34 PM.**

**Item # 19**     **ZONING CASE Z-2022-10700105 (Council District 9)**: A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District, "C-3 R AHOD" General Commercial Restrictive Alcohol Sales Airport Hazard Overlay District, and "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District on 15.34 acres out of NCB 8680 and NCB 8682, located at 9318 Jones Maltsberger Road. Staff recommends Approval. (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@sanantonio.gov, Development Services Department)

Staff stated 20 notices were mailed to property owners within 200 feet, 1 returned in favor, 2 returned in opposition, and no response from Crownhill Park Neighborhood Association.

Bill Kaufman, 100 W. Houston, representative for applicant, gave presentation for proposed project, a 351-unit apartment building.

**Public Comment:**

Teresa Pena, 402 Downshire, allocated her time to Peter Lund.

Nancy Peche, 623 Colwyn Pass, allocated her time to Peter Lund.

Kelly Walls, 9103 Contessa, allocated her time to Peter Lund.

Peter Lund, 306 Marquis, President of Crownhill Park Neighborhood Association. Gave power point presentation on matter. Stated Neighborhood Association would be in support if certain restrictions were in place.

Jaclyn Arnold, 720 Trafalgar, spoke in opposition.

Patricia Lozano, 715 Colwyn Pass, spoke in opposition.

Patty Gibbons, 11618 Sandman, spoke in opposition.

**Voicemails:**

Amanda Lozano, 715 Colwyn Pass, spoke in opposition.

Andrew Lozano, 715 Colwyn Pass, spoke in opposition.

Antonio Lozano, 715 Colwyn Pass, spoke in opposition.

Clark Mosley, Downshire Street, spoke in opposition.

Emily Lozano, 715 Colwyn Pass, spoke in opposition.

Greg Steidl, 618 Colwyn Pass, spoke in opposition.

Henry Peche, 623 Colwyn Pass, spoke in opposition.

John Krick, 722 Colwyn Pass, spoke in opposition.

Juanita Rodriguez, 9103 Regal Street, spoke in opposition.

Justin Thompson, 9103 Regal Street, spoke in opposition.

Kenneth Kanagaki, 9410 Whitehall, spoke in opposition.

Luis Herrera, 9111 Regal Road, spoke in opposition.

Matilda Kanagaki, 9410 Whitehall, spoke in opposition.

Michael Fuse, 610 Trafalgar, spoke in opposition.

Michael Pena, 402 Downshire, spoke in opposition.

Patrick Lozano, 715 Colwyn Pass, spoke in opposition.

Rachel Mauldin, 614 Colwyn Pass, spoke in opposition.

Rani Lerma, 415 Downshire, spoke in opposition.

Shannon St. Clair, no address left, 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 Barros made a motion for Approval.

**Second:** Commissioner Kamath

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

**Opposed:** None

**Abstained:** Lugalía-Hollon

**Motion carried as Approval.**

**Item # 26** Consideration and Approval of the May 3, 2022, Zoning Commission minutes.

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

**Second:** Commissioner Barros

**In Favor:** Fuentes, Kamath, Hui, Ortiz, Barros, Lugalia-Hollon, Sipes, Bustamante

**Opposed:** None

**Motion carried as Approval.**

**Director's Report:** There will be longer work sessions in June due to UDC amendments.

### **Adjournment**

There being no further business, the meeting was adjourned at 5:33 P.M.

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

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

ATTESTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
Melissa Ramirez, Assistant Director