

City of San Antonio



Minutes

Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, May 3, 2022

1:00 PM

1901 S. Alamo

Zoning Commission Members

A majority of appointive Members shall constitute a quorum.

John Bustamante, District 5 - Chair

Robert Sipes – District 7, Vice - Chair

Summer Greathouse, District 1, Pro-Tem

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 - District – Mayor

1:00 P.M. - Call to Order

• Roll Call

- **Present:** Watson, Fuentes, Kamath, Hui, Ortiz, Whyte, McDaniel, Greathouse, Sipes, Bustamante
- **Absent:** Barros
- **SeaproTec translators were present.**
- **Chair Bustamante thanked Commissioner McDaniel for serving the Zoning Commission.**

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

Item 1	Z-2022-10700093	Postponed
Item 2	Z-2022-10700094 CD	Postponed

Public Hearing and Consideration of the following Cases:

COMBINED CONSENT AGENDA #1:

8. **ZONING CASE Z-2021-10700280 (Council District 4):** A request for a change in zoning from "NP-10 MLOD-2 MLR-1 AHOD" Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR- 1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Warehousing on Lot P-1A, NCB 11295, located at 9098 South Interstate Highway 35. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2021-11600109) (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@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 is no registered Neighborhood Association.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner McDaniel

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

Opposed: None

Motion carried as Approval.

14. **ZONING CASE Z-2022-10700088 S (Council District 2):** A request for a change in zoning from "NP-10 MLOD-3 MLR-1" Neighborhood Preservation District Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District to "L S MLOD-3 MLR-1" Light Industrial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District with a Specific Use Authorization for Truck Repair and Maintenance on Lot 16, NCB 12887, generally located on the 5400 Block of Rigsby Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600029) (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)

Staff stated 17 notices were mailed to property owners within 200 feet, 4 returned in favor, 1 returned in opposition, and there was no response from the Lakeside Neighborhood Association.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner McDaniel

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

Opposed: None

Motion carried as Approval.

15. **ZONING CASE Z-2022-10700089 S (Council District 8):** A request for a change in zoning from "C-3" General Commercial District and "C-1" Light Commercial District to "C-2 S" Commercial District with a Specific Use Authorization for a Party House, Reception Hall, Meeting Facility on 2.723 acres out of Lot 40, NCB 12858, located at 8647 Wurzbach Road. Staff recommends Approval. (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@sanantonio.gov, Development Services Department)

Staff stated 67 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and there is no registered Neighborhood Association. 1 notice received in favor outside 200 feet radius.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner McDaniel

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

Opposed: None

Motion carried as Approval.

16. **ZONING CASE Z-2022-10700090 (Council District 4):** A request for a change in zoning from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 8 and Lot 9, Block 89, NCB 11065, located at 786 Gillette Boulevard. 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, 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 McDaniel

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

Opposed: None

Motion carried as Approval.

17. **ZONING CASE Z-2022-10700092 (Council District 10):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 1.195 acres and "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District on 7.00 acres, being 8.195 acres out of NCB 16587, located at 15702 Nacogdoches Road. Staff recommends Approval. (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@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 there was no response from the High Country Homeowners Association.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner McDaniel

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

Opposed: None

Motion carried as Approval.

COMBINED CONSENT AGENDA #2:

7. **(Continued from 04/19/2022) ZONING CASE Z-2022-10700080 (Council District 10):** A request for a change in zoning from "QD S AHOD" Quarry Airport Hazard Overlay District with Specific Use Authorization for Blasting and Asphaltic Concrete to "C-2 AHOD" Commercial Airport Hazard Overlay District on 7.631 acres out of NCB 34963, generally located in the 5400 Block of East Loop 1604. Staff recommends Approval. (Mirko Maravi, Planning Coordinator, (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

Staff stated 3 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 McDaniel

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

Opposed: None

Motion carried as Continuance to May 17, 2022.

10. **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, 1 returned in favor, 0 returned in opposition, and there was no response from the Hunters Pond Village Green Homeowners Association.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner McDaniel

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

Opposed: None

Motion carried as Continuance to May 17, 2022.

13. **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, 1 returned in opposition, and there was no response from the Hidden Meadow Neighborhood Association.

Public Comment:

Voicemails:

Diana Torres 105 West Street, in opposition

Christina Alvarado, no address, in favor

2104452910, in favor

2108316378, in favor

Crystal Garcia 9206 Wisdom Ridge, in favor

Deborah Flores, 911 Darby Blvd, in favor

Ellen Rodriguez, outside 200 feet, in favor

Erica Ramirez, 11803 Marbach Road, in favor

Francisco Benavidez, 11702 Oak Dell Meadow, in favor of the

Irina Chapega, no address, in favor

James Reyes, 11031 Bluff Canyon, in favor

Kadie Aiken, 10102 Ingram Rd, in favor

Martina Esquivel, 9828 Village Briar, in opposition

Mary Rodriguez, 458536 Street, in favor

Ramon Rodriguez, 11702 Oakdale Meadow, in favor

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner McDaniel

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

Opposed: None

Motion carried as Continuance to May 17, 2022.

COMBINED CONSENT AGENDA #3:

4. **(Continued from 04/19/2022) ZONING CASE Z-2022-10700060 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 four (4) dwelling units on Lot 1, Block 49, NCB 8831, located at 1736 West Olmos Drive. Staff recommends Denial. (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)

Staff stated 39 notices were mailed to property owners within 200 feet, 0 returned in favor, 2 returned in opposition, and the Los Angeles Heights Neighborhood Association is in opposition.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Kamath

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

Opposed: None

Motion carried as Continuance to June 7, 2022.

5. **(Continued from 04/19/2022) ZONING CASE Z-2022-10700064 CD (Council District 4):** A request for a change in zoning from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military .Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair on West 16.5 feet of Lot 40, Block 83, NCB 11060, located at 805 Gillette Boulevard. Staff recommends Denial. (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@sanantonio.gov, Development Services Department)

Staff stated 17 notices were mailed to property owners within 200 feet, 0 returned in favor, 8 returned in opposition, and there is no registered Neighborhood Association.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Kamath

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

Opposed: None

Motion carried as Continuance to June 7, 2022.

INDIVIDUAL ITEMS:

12. **ZONING CASE Z-2022-10700086 (Council District 1):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-6 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 14, Block 4, NCB 2047, located at 128 Princeton Avenue. Staff recommends Approval. (Ann Benavidez, Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff stated 33 notices were mailed to property owners within 200 feet, 3 returned in favor, 0 returned in opposition, and Uptown Neighborhood Association is in favor and there was no response from Beacon Hill.

No Public Comment

Motion: Commissioner Greathouse made a motion for Approval.

Second: Commissioner McDaniel

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

Opposed: None

Motion carried as Approval.

3. **(Continued from 04/5/2022) 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. (Mirko Maravi, Planning Coordinator, (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

Staff stated 37 notices were mailed to property owners within 200 feet, 1 returned in favor, 17 returned in opposition, and there is no neighborhood association. 7 notices received in opposition outside 200 feet radius.

No Public Comment

Motion: Commissioner Ortiz made a motion for Approval.

Second: Commissioner McDaniel

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

Opposed: None

Motion carried as Approval.

6. **(Continued from 04/19/2022) 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 is no neighborhood association. 1 notice received in favor outside 200 feet radius.

No Public Comment

Motion: Commissioner Kamath made a motion for Denial

Second: Commissioner McDaniel

In Favor: Watson, Kamath, McDaniel, Greathouse

Opposed: Fuentes, Hui, Ortiz, Whyte, Sipes, Bustamante

Motion Failed

Motion: Commissioner Kamath made a motion for a continuance to May 17, 2022.

Second: Commissioner McDaniel

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

Opposed: None

Motion carried for a continuance to May 17, 2022.

Commissioner Whyte stepped out at 2:17PM and returned at 2:19PM

9. **ZONING CASE Z-2021-10700318 (Council District 5):** A request for a change in zoning from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "IDZ-1 MLOD-2 MLR-1 AHOD" Limited Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with uses permitted for six (6) dwelling units on Lots 1 – 5, Block 33, NCB 8071, (save and except 0.0231 acres), located at 1351 and 1357 South General McMullen Drive. Staff recommends Approval. (Mirko Maravi, Planning Coordinator, (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

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

Public Comment:

Velma Pena, 1210 Patton Blvd, spoke in opposition.

Motion: Commissioner Bustamante made a motion for Approval.

Second: Commissioner Ortiz

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

Opposed: Hui

Motion carried as Approval.

11. **ZONING CASE Z-2022-10700069 (Council District 3):** A request for a change in zoning from "R-5 RIO-4 MLOD-2 MLR-2 AHOD" Residential Single-Family River Improvement Overlay 4 Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 RIO-4 MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Zone River Improvement Overlay 4 Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for eight (8) dwelling units on Lot 7 and Lot 8, Block 1, NCB 3848, located at 317 East Theo Avenue. Staff recommends Denial. (Associated Plan Amendment PA-2022-11600032) (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, 1 returned in opposition, and there was no response from the Lone Star Neighborhood Association.

No Public Comment

Motion: Commissioner Fuentes made a motion for Approval.

Second: Commissioner Watson

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

Opposed: None

Motion carried as Approval.

Approval of Minutes

18. Consideration and Approval of the April 19, 2022 Zoning Commission Minutes.

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Whyte

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

Opposed: None

Motion carried as Approval.

Director's Report: Update on the 2022 Code Amendments and the upcoming June work Sessions, and a farewell to Commissioner Gayle McDaniel.

Adjournment

There being no further business, the meeting was adjourned at 2:56 P.M.

APPROVED BY: _____ or _____
John Bustamante, Chair

DATE: _____

ATTESTED BY: _____ DATE: _____
Melissa Ramirez, Executive Secretary

