

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.