

City of San Antonio



Minutes

Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, August 16, 2022

1:00 PM

1901 S. Alamo

At any time during the meeting, the Zoning Commission may meet in executive session for consultation with the City Attorney's Office concerning attorney-client matters under Chapter 551 of the Texas Government Code.

It is the intent of the City that the presiding officer will be in attendance at this location.

No Work Session

Staff briefing regarding case recommendations and other items for consideration on the posted agenda. Commissioners may direct questions to staff regarding items noticed on the posted agenda or regarding City of San Antonio policies or operations in order to elicit a response of specific factual information or a recitation of existing policy pursuant to Section 551.042 of the Texas Government Code.

1:01 P. M. – Call to order

SeproTec Translators were present and available.

**ROLL CALL: Present: Barros, Whyte, Ortiz, Watson, Fuentes, Lugalia-Hollon, Hui,
Bustamante Kamath, Bustamante, Greathouse,
Absent: Sipes**

**Commissioner Greathouse arrived at 1:02 P.M.
Commissioner Lugalia-Hollon arrived at 1:03 P.M.**

THE FOLLOWING ITEMS MAY BE CONSIDERED AT ANY TIME DURING THE

REGULAR ZONING COMMISSION MEETING:**COMBINED HEARING 1:****Item #3**

ZONING CASE Z-2022-10700162 (Council District 4): August 16, 2022 A request for a change in zoning from "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MXD MLOD-2 MLR-2 AHOD" Mixed-Use Development Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a maximum density of 25 units per acre on 44.988 acres out of NCB 14569, located at 11130 South Interstate Highway 35. Staff recommends Approval. (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff mailed 17 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no NA association within 200 feet.

No Public Comment**MOTION**

A motion was made by Commissioner Greathouse and seconded by Commissioner Fuentes.

FAVOR: Watson, Fuentes, Hui, Ortiz, Barros, Whyte, Lugalia-Hollon, Kamath, Greathouse, Bustamante

OPPOSE: None

MOTION CARRIED**Item #7**

ZONING CASE Z-2022-10700180 (Council District 6): August 16, 2022 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 and "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 33.095 acres out of NCB 18083, located at 7127 Ingram Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600066) (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff mailed 13 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no response from Pipers Meadow neighborhood association.

No Public Comment

MOTION

A motion was made by Commissioner Greathouse and seconded by Commissioner Fuentes.

FAVOR: Watson, Fuentes, Hui, Ortiz, Barros, Whyte, Lugalia-Hollon, Kamath, Greathouse, Bustamante

OPPOSE: None

MOTION CARRIED

Item #10

ZONING CASE Z-2022-10700188 CD (Council District 2): August 16, 2022 A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Storage - Outside (Screening from Public ROWs and Adjacent Property Required) on 3.00 acres out of NCB 18229, located at 12420 Interstate Highway 10 East. Staff recommends Approval. (Ann Benavidez, Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 6 notices to property owners within 200 feet, 1 returned in favor, 0 returned in opposition; no registered NA.

No Public Comment

MOTION

A motion was made by Commissioner Greathouse and seconded by Commissioner Fuentes.

FAVOR: Watson, Fuentes, Hui, Ortiz, Barros, Whyte, Lugalia-Hollon, Kamath, Greathouse, Bustamante

OPPOSE: None

MOTION CARRIED

Item #14

ZONING CASE Z-2022-10700195 (Council District 2): August 16, 2022 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 S MLOD-3 MLR-1 AHOD" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization

for Outside Storage on 4.982 acres out of NCB 10597, located at 8034 Northeast Loop 410. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600071) (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff mailed 5 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; and no NA within 200 feet.

No Public Comment

MOTION

A motion was made by Commissioner Greathouse and seconded by Commissioner Fuentes.

FAVOR: Watson, Fuentes, Hui, Ortiz, Barros, Whyte, Lugalia-Hollon, Kamath, Greathouse, Bustamante

OPPOSE: None

MOTION CARRIED

Item #16

ZONING CASE Z-2022-10700197 CD (Council District 2): August 16, 2022 A request for a change in zoning from "R-5 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-3 MLOD-3 MLR-2 AHOD" General Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 CD MLOD-3 MLR-2 AHOD" Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Landscaping Materials - Sales and Storage on 1.99 acres out of NCB 12175, located at 4042 Rittiman Road. Staff recommends Approval. (Joshua Orton, Senior Planner, (210) 207-7945, joshua.orton@sanantonio.gov, Development Services Department)

Staff mailed 15 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no response from East Terril Hills NA

No Public Comment

Commissioner Watson arrived at 1:08 P.M.

MOTION

A motion was made by Commissioner Greathouse and seconded by Commissioner Fuentes.

FAVOR: Watson, Fuentes, Hui, Ortiz, Barros, Whyte, Lugalia-Hollon, Kamath, Greathouse, Bustamante

OPPOSE: None

MOTION CARRIED

CONTINUANCE AGENDA:**Item #2**

ZONING CASE Z-2022-10700155 (Council District 2): - (Continued from 08/02/2022) A request for a change in zoning from "R-4 EP-1 MLOD-3 MLR-2" Residential Single-Family Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "RM-4 EP-1 MLOD-3 MLR-2" Residential Mixed Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on Lot 15, Block 12, NCB 6632, located at 1659 Gorman Street. Staff recommends Denial. (Kellye Sanders, Senior Planner, 210-207-2187, kellye.sanders@sanantonio.gov, Development Services Department)

Staff mailed 27 notices to property owners within 200 feet, 1 returned in favor, 0 returned in opposition; no response from Harvard Place/Eastalnd NA.

No Public Comment**MOTION**

A motion for continuance was made by Commissioner Greathouse and seconded by Commissioner Ortiz

FAVOR: Watson, Fuentes, Hui, Ortiz, Barros, Whyte, Lugalia-Hollon, Kamath, Greathouse, Bustamante

OPPOSE: None

MOTION CARRIED**Item #4**

ZONING CASE Z-2022-10700163 (Council District 1): - (Continued from 08/02/2022) A request for a change in zoning from "C-2 UC-5 AHOD" Commercial Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District, "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "R-6 UC-5 AHOD" Residential Single-Family Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District to "IDZ-2 UC-5 AHOD" Medium Intensity Infill Development Zone Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on Lot A, Lot B, Lot C, Lot D, Lot F, Lot 2B, Block 2, NCB 1714, located at 2200 McCullough Avenue. Staff recommends Approval. (Associated Plan Amendment PA-2022-11600076) (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff mailed 49 notices to property owners within 200 feet, 2 returned in favor, 6 returned in opposition; Tobin Hill NA is in opposition, no response from Monte Vista NA.

No Public Comment

Voicemails

Fredricka Kushner, is in opposition

Gamaliel Pantoja, is in opposition.

Luis Pomar, is in opposition.

Rick Shelf, is in opposition

Ruth Draft, is in opposition.

Tony Van Buren, is in opposition.

MOTION

A motion for continuance was made by Commissioner Greathouse and seconded by Commissioner Ortiz

FAVOR: Watson, Fuentes, Hui, Ortiz, Barros, Whyte, Lugalia-Hollon, Kamath, Greathouse, Bustamante

OPPOSE: None

MOTION CARRIED

Item #8

ZONING CASE Z-2022-10700182 S (Council District 1): August 16, 2022

A request for a change in zoning from "RM-4 UC-4 AHOD" Residential Mixed North St. Mary's Street Urban Corridor Airport Hazard Overlay District, "O-2 UC-4 AHOD" High-Rise Office North St. Mary's Street Urban Corridor Airport Hazard Overlay District and "MF-33 UC-4 AHOD" Multi-Family North St. Mary's Street Urban Corridor Airport Hazard Overlay District to "C-1 UC-4 AHOD" Commercial North St. Mary's Street Urban Corridor Airport Hazard Overlay District on Lot 4, Block 2, NCB 6201, Lot 5, Block 2, NCB 6201, located at 610 and 618 East Woodlawn Avenue and "C-1 S UC-4 AHOD" Commercial North St. Mary's Street Urban Corridor Airport Hazard Overlay District with a Specific Use Authorization for a Commercial Parking Lot on Lot 71 and Lot 72, NCB 3098, Lot 87, Block 2, NCB 3099, 0.120 acres out of NCB 3099 and 0.0720 acres out of NCB 3099, located at 2902 North Saint Mary's Street, 412, 416 and 418 East Craig Place. Staff recommends Approval. (Associated Plan Amendment PA-2022-11600069) (Mirko Maravi, Planning Coordinator, (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

Staff mailed 51 notices to property owners within 200 feet, 11 returned in favor, 0 returned in

opposition; no response from the Tobin Hill NA.

No Public Comment

MOTION

A motion for continuance was made by Commissioner Greathouse and seconded by Commissioner Ortiz

FAVOR: Watson, Fuentes, Hui, Ortiz, Barros, Whyte, Lugalia-Hollon, Kamath, Greathouse, Bustamante

OPPOSE: None

MOTION CARRIED

Item #9

ZONING CASE Z-2022-10700187 CD (Council District 6): - August 16, 2022

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 4, Block 2, NCB 15406, located at 515 Westbend Drive. Staff recommends Denial. (Ann Benavidez, Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 29 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no registered NA.

No Public Comment

MOTION

A motion for continuance was made by Commissioner Greathouse and seconded by Commissioner Ortiz

FAVOR: Watson, Fuentes, Hui, Ortiz, Barros, Whyte, Lugalia-Hollon, Kamath, Greathouse, Bustamante

OPPOSE: None

MOTION CARRIED

Item #11

ZONING CASE Z-2022-10700190 CD (Council District 3): August 16, 2022 A request for a change in zoning from "C-1 MLOD-3 MLR-1" Light Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "C-2 CD MLOD-3 MLR-1" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District with a Conditional Use for Motor Vehicle Sales on 2.48 acres out of NCB 10832, located at 2624 Rigsby Avenue. Staff recommends Denial, with Alternate Recommendation with Conditions. (Ann Benavidez, Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 15 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no response from South Side Neighborhood Association.

No Public Comment

MOTION

A motion for continuance was made by Commissioner Greathouse and seconded by Commissioner Ortiz

FAVOR: Watson, Fuentes, Hui, Ortiz, Barros, Whyte, Lugalia-Hollon, Kamath, Greathouse, Bustamante

OPPOSE: None

MOTION CARRIED

Item #12

ZONING CASE Z-2022-10700191 (Council District 1): August 16, 2022

A request for a change in zoning from "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "RM-4 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on the east 12.84 feet of Lot 9B and Lot 10A, Block 3, NCB 2191, located at 1513 Leal Street. Staff recommends Approval. (Mark Chavez, Planner, (210) 207-7395, Mark.Chavez@Sanantonio.Gov, Development Services Department)

Staff mailed 23 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; outside 200 feet: no Response from West End Hope in Action.

No Public Comment

MOTION

A motion for continuance was made by Commissioner Greathouse and seconded by Commissioner Ortiz

FAVOR: Watson, Fuentes, Hui, Ortiz, Barros, Whyte, Lugalia-Hollon, Kamath, Greathouse, Bustamante

OPPOSE: None

MOTION CARRIED

Item #15

ZONING CASE Z-2022-10700196 S (Council District 10): August 16, 2022 A request for a change in zoning from "L IH-1 AHOD" Light Industrial Northeast Gateway Corridor Airport Hazard Overlay District to "I-2 S IH-1 AHOD" Heavy Industrial Northeast Gateway Corridor Airport Hazard Overlay District with a Specific Use Authorization for a Sanitary Landfill on 0.158 acres out of NCB 15911, located at 11135 North Interstate Highway 35. Staff recommends Denial. (Associated Plan Amendment PA-2022-11600070) (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff mailed 4 notices to property owners within 200 feet, 1 returned in favor, 2 returned in opposition; 1 opposed outside 200 feet and no NA within 200 feet.

No Public Comment

MOTION

A motion for continuance was made by Commissioner Greathouse and seconded by Commissioner Ortiz

FAVOR: Watson, Fuentes, Hui, Ortiz, Barros, Whyte, Lugalia-Hollon, Kamath, Greathouse, Bustamante

OPPOSE: None

MOTION CARRIED

INDIVIDUAL CONSIDERATION

Item #1

ZONING CASE Z-2022-10700138 (Council District 3): (Continued from 08/02/2022)

A request for a change in zoning from "R-6 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-1 MLOD-3 MLR-2 AHOD" Limited Intensity Infill Development Zone Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted up to seven (7) dwelling units on Lot 67, Block 6, NCB 7525, located at 237 Chickering Avenue. Staff recommends Denial, with an Alternate Recommendation. (Kellye Sanders, Senior Planner, 210-207-2187, Kellye.Sanders@sanantonio.gov, Development Services Department)

Staff mailed 45 notices to property owners within 200 feet, 0 returned in favor, 8 returned in opposition; outside 200 feet: 2 returned in opposition; Pasadena Heights NA is in opposition.

Public Comment

Edward Fears stands in opposition

Robert Ybarra stands in opposition.

Voicemails

Barbara Jendryzcka, stands in opposition.

Dora Castro, stands in opposition.

Lenora Roman, stands in opposition

Arnulfo Gonzalez, stands in opposition.

Rosalinda Guajardo, stands in opposition.

REBUTTAL

Applicant, Octavio A. Viramontes states he will address concerns needing to be met by code

MOTION

A motion for denial with alternate recommendation of 5 units made by Commissioner Fuentes and seconded by Commissioner Whyte.

Applicant, Octavio A. Viramontes formally requesting amendment to reduce to five (5) dwelling units.

FAVOR: Fuentes, Whyte, Watson, Hui, Ortiz, Barros, Lugalia-Hollon, Kamath, Greathouse, Bustamante

OPPOSE: None

MOTION CARRIED

Item #5

ZONING CASE Z-2022-10700171 CD (Council District 1): (Continued from 08/02/2022)

A request for a change in zoning from "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Construction Trades Contractor on Lot 13, Block 2, NCB 8417, located at 232 Sherwood Drive. Staff recommends Denial. (Associated Zoning Case Z-2022-11600064) (Ann Benavidez, Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 20 notices to property owners within 200 feet, 2 returned in favor, 0 returned in opposition; Los Angeles Heights NA has no objections.

No Public Comment

MOTION

A motion with conditions was made by Commissioner Greathouse and seconded by Commissioner Barros. Conditions are as follows:

1. Hours of operation Monday-Friday 8:00am-6:00pm, and Saturday from 9:00am to 3:00pm.
2. No temporary signage, wind-wavers, pennants, snipe or bandit signs.
3. No outside storage.
4. Downward facing lighting.
5. An eight (8) foot solid screen fence abutting residential zoning and/or uses.

FAVOR: Bustamante, Watson, Fuentes, Hui, Ortiz, Barros, Whyte, Lugalia-Hollon, Kamath
OPPOSE: None

MOTION CARRIED**Item #13**

ZONING CASE Z-2022-10700192 (Council District 2): August 16, 2022 A request for a change in zoning from “R-4 EP-1 MLOD-3 MLR-2 AHOD” Residential Single-Family Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to “IDZ-2 EP-1 MLOD-3 MLR-2 AHOD” Medium Intensity Infill Development Zone Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for four (4) dwelling units on Lot 3A and Lot 3B, Block 14, NCB 6348, located at 1108 Gibbs Street. Staff recommends Denial. (Kellye Sanders, Senior Planner, 210-207-2187, kellye.sanders@sanantonio.gov, Development Services Department)

Staff mailed 40 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no response from Jefferson Heights NA.

No Public Comment**MOTION**

Applicant, Genesis Guillen, formally requested amendment to reduce to three (3) dwelling units.

A motion for continuance was made by Commissioner Watson and seconded by Commissioner Greathouse.

FAVOR: Watson, Fuentes, Hui, Ortiz, Barros, Whyte, Lugalia-Hollon, Kamath, Greathouse, Bustamante
OPPOSE: None

MOTION CARRIED

Approval of Minutes

Consideration of August 2, 2022, Zoning Commission Minutes.

MOTION

All voted in affirmative.

Abstain: Chair Bustamante, Commissioner Greathouse

MOTION CARRIED

Director's Report – No report at this time.

Adjournment.

There being no further business, the meeting was adjourned at 2:16 P.M.

APPROVED BY: _____ **or** _____
John Bustamante, Chair

DATE: _____

ATTESTED BY: _____ **DATE:** _____

Melissa Ramirez, Assistant Director

