

City of San Antonio



MINUTES

Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, September 20, 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.

12:30 PM 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.

1:00 PM – Call to order

SeproTec Translators were present.

ROLL CALL: Present: Barros, Ortiz, Sipes, Hui, Bustamante
Absent: Fuentes, Kamath, Lugalía-Hollon Whyte

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

COMBINED CONSENT AGENDA:

Item #8

ZONING CASE Z-2022-10700213 (Council District 8): (Continued from 09/06/2022)

A request for a change in zoning from “C-3 R MLOD-1 MLR-2” General Commercial Restrictive Alcoholic Sales Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to “PUD MF-18 MLOD-1 MLR-2” Planned Unit Development Limited Density Multi-Family Camp

Bullis Military Lighting Overlay Military Lighting Region 2 District with Reduced Perimeter Setback of 10-feet on Lot 8, Block 2, NCB 16094, generally located in the 4000 Block of Woodstone Drive. Staff recommends Approval. (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@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 for Approval was made by Commissioner Hui and seconded by Commissioner Barros.

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

OPPOSE: None

MOTION CARRIED

Item #13

ZONING CASE Z-2022-10700212 (Council District 6): 09/20/2022

A request for a change in zoning from “MPCD GC-2 MLOD-2 MLR-1 AHOD” Master Planned Community Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to “MF-18 GC-2 MLOD-2 MLR-1 AHOD” Limited Density Multi-Family Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 10.247 acres out of NCB 15329, generally located in the 1600 Block of Cable Ranch Road. Staff recommends Approval. (Kellye Sanders, Senior Planner, 210-207-2187, Kellye.Sanders@sanantonio.gov, Development Services Department)

Staff mailed 7 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no registered NA, 1 in support outside 200 feet.

No Public Comment

MOTION

A motion for Approval was made by Commissioner Hui and seconded by Commissioner Barros.

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

OPPOSE: None

MOTION CARRIED

Item #14

(ZONING CASE Z-2022-10700218 (Council District 3): 09/20/2022

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 "RM-5 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military

Lighting Region 2 Airport Hazard Overlay District the east 100 feet of Lot 174, NCB 11110 located at 330 West Baetz Boulevard. Staff recommends Approval. (Development Services Department, Mark Chavez, Planner, Mark.Chavez@Sanantonio.gov)

Staff mailed 24 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 Approval was made by Commissioner Hui and seconded by Commissioner Barros.

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

MOTION CARRIED

Item #17

ZONING CASE Z-2022-10700224 CD (Council District 6): 09/20/2022

A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with Conditional Use for a Tattoo Studio/Parlor on 0.031 acres out of NCB 18830, located at 6025 Tezel Road. Staff recommends Approval. (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff mailed 6 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; Great Northwest Neighborhood Association is in support.

No Public Comment

MOTION

A motion for Approval was made by Commissioner Hui and seconded by Commissioner Barros.

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

MOTION CARRIED

Item #22

ZONING CASE Z-2022-10700230 (Council District 4): 09/20/2022

A request for a change in zoning from "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "I-1 MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 40.861 acres out of NCB 11296, located at

8219 Somerset Road, 8401 Somerset Road, and 8439 Somerset Road. Staff recommends Approval. (Kellye Sanders, Senior Planner, 210-207-2187, Kellye.Sanders@sanantonio.gov, Development Services Department) Staff mailed 6 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; Great Northwest Neighborhood Association is in support”

Staff mailed 22 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no registered NA.

No Public Comment

Voicemails

Raymond Wauters, is in favor

MOTION

A motion for Approval was made by Commissioner Hui and seconded by Commissioner Barros.

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

OPPOSE: None

MOTION CARRIED

Item #24

ZONING CASE Z-2022-10700232 (Council District 5): 09/20/2022

A request for a change in zoning from "NC MLOD-2 MLR-1 AHOD" Neighborhood Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2P MLOD-2 MLR-1 AHOD" Commercial Pedestrian Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 4, Lot 5 and the west 25 feet of Lot 6, Block 1, NCB 8973, located at 1540 West Harlan Avenue. Staff recommends Approval. (Kellye Sanders, Senior Planner, 210-207-2187, Kellye.Sanders@sanantonio.gov, Development Services Department)

Staff mailed 34 notices to property owners within 200 feet, 0 returned in favor, 2 returned in opposition; no registered NA.

Voicemails

Florentino Munoz, is in opposition.

Larry Hernandez, is in opposition.

Applicant, Alfred Castellano amends request at podium to C2NA.

No Public Comment

MOTION

A motion for Approval was made by Commissioner Hui and seconded by Commissioner Barros.

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

OPPOSE: None

MOTION CARRIED**Item #25****ZONING CASE Z-2022-10700234 (Council District 4): 09/20/2022**

A request for a change in zoning from "R-5 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "MF-18 MLOD-2 MLR-1 AHOD" Limited Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 34.07 acres out of NCB 15248, generally located in the 7500 Block of Southwest Loop 410. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600089) (Ann Benavidez, Zoning Planner, (210)207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 65 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no response from People Active In Community Neighborhood Association and Quintana Community Neighborhood Association.

No Public Comment**MOTION**

A motion for Approval was made by Commissioner Hui and seconded by Commissioner Barros.

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

OPPOSE: None

MOTION CARRIED**Item #27****ZONING CASE Z-2022-10700236 S (Council District 4): 09/20/2022**

A request for a change in zoning from "I-2 MLOD-2 MLR-1 AHOD" Heavy Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "I-2 S MLOD-2 MLR-1 AHOD" Heavy Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for Hazardous Materials Storage on Lot 1, Block 5, CB 4301E, located at 10425 Fischer Road. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210)207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 9 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 Approval was made by Commissioner Hui and seconded by Commissioner Barros.

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

OPPOSE: None

MOTION CARRIED

Item #28

ZONING CASE Z-2022-10700237 (Council District 2): 09/20/2022

A request for a change in zoning from "C-2 RIO-1 AHOD" Commercial River Improvement Overlay Airport Hazard Overlay District and "C-2 UC-2 RIO-1 AHOD" Commercial Broadway Urban Corridor River Improvement Overlay Airport Hazard Overlay District to "IDZ-2 RIO-1 AHOD" Medium Intensity Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted for "C-2" Commercial District, Hotel and Outdoor Sports Court and "IDZ-2 UC-2 RIO-1 AHOD" Medium Intensity Infill Development Zone Broadway Urban Corridor River Improvement Overlay Airport Hazard Overlay District with uses permitted for "C-2" Commercial District, Hotel and Outdoor Sports Court on Lot 151, Lot 152, Lot 153, Lot 154, Block 4, NCB 6298, located at 3101 and 3105 Broadway Street. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210)207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 20 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; Mahncke Park NA is in support.

No Public Comment

MOTION

A motion for Approval was made by Commissioner Hui and seconded by Commissioner Barros.

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

OPPOSE: None

MOTION CARRIED

Item #29

ZONING CASE Z-2022-10700238 (Council District 2): 09/20/2022

A request for a change in zoning from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on the west 86.33 feet of Lot 10, the west half of Block 14, NCB 610, located at 520 South Schubach Street. Staff recommends Approval. (Joshua Orton, Senior Planner, (210) 207-7945, Joshua.Orton@sanantonio.gov, Development Services Department)

Staff mailed 24 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no response from Denver Heights.

No Public Comment

MOTION

A motion for Approval was made by Commissioner Hui and seconded by Commissioner Barros.

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

MOTION CARRIED

Continuance Agenda:

Item #3

ZONING CASE Z-2022-10700144 S ERZD (Council District 9): 10/4/2022

A request for a change in zoning from "C-2 MLOD-1 MLR-2 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharged Zone District and "O-2 MLOD-1 MLR-2 ERZD" High-Rise Office Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharged Zone District to "C-2 S MLOD-1 MLR-2 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharged Zone District with a Specific Use Authorization for a Car Wash on Lots 13-19, Block 1, NCB 16481, located at 1715 Thousand Oaks Drive. Staff and SAWS recommend Approval. (Mirko Maravi, Principal Planner, (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

Staff mailed 20 notices to property owners within 200 feet, 1 returned in favor, 2 returned in opposition; no response from Kentwood Manor or Shady Oaks HOA; 1 opposed outside 200 feet.

Public Comment

Sandra Malcom, HOA President of KMLA is in opposition.

Voicemails

Janice Brooks, is opposed

Laverda Dufner, is opposed.

MOTION

A motion for continuance to October 4th, 2022 was made by Commissioner Hui and seconded by Commissioner Fuentes.

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

MOTION CARRIED

Item #5

ZONING CASE Z-2022-10700163 (Council District 1): (Continued from 09/06/2022)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, pending Plan Amendment. (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 Neighborhood Association is in opposition, Monte Vista Neighborhood Association is in opposition, and Monte Vista Historical Association is in opposition.

No Public Comment

Voicemails

Briant Durant, is opposed.

MOTION

A motion for continuance to October 4th, 2022 was made by Commissioner Hui and seconded by Commissioner Fuentes.

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

OPPOSE: None

MOTION CARRIED

Item #6

ZONING CASE Z-2022-10700187 CD (Council District 6): (Continued from 09/06/2022)

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 to October 4th, 2022 was made by Commissioner Hui and seconded by Commissioner Fuentes.

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

OPPOSE: None

MOTION CARRIED

Item #15**ZONING CASE Z-2022-10700219 CD (Council District 8): 10/4/2022**

A request for a change in zoning from "R-5 MLOD-2 MLR-2 AHOD" Residential Single-Family 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 Conditional use for Construction Contractor Facility on Lot 12 and Lot 13, Block 13, NCB 11488, located at 4227 Culebra Road. Staff recommends Approval. (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff mailed 12 notices to property owners within 200 feet, 0 returned in favor, Culebra Park Neighborhood Association is currently in opposition”

No Public Comment**MOTION**

A motion for continuance to October 4th, 2022 was made by Commissioner Hui and seconded by Commissioner Fuentes.

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

MOTION CARRIED**Item #23****ZONING CASE Z-2022-10700231 S (Council District 9): 10/4/2022**

A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with a Specific Use Authorization for Auto Paint and Body on Lot 20, Block 2, NCB 17261, located at 12411 West Avenue. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210)207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 12 notices to property owners within 200 feet, 0 returned in favor, Culebra Park Neighborhood Association is currently in opposition”

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

No Public Comment**MOTION**

A motion for continuance to October 4th, 2022 was made by Commissioner Hui and seconded by Commissioner Fuentes.

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

MOTION CARRIED**Item #26****ZONING CASE Z-2022-10700235 (Council District 3): 10/04/2022**

A request for a change in zoning from "C-3NA HL MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Historic Landmark Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-3 HL MLOD-2 MLR-2 AHOD" High Intensity Infill Development Zone Historic Landmark Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Multi-Family uses (apartments and/or condominiums) not to exceed fifty (50) dwelling units total; as well as the following uses: Bar and/or Tavern without cover charge three (3) or more days per week, Alcohol Beverage Manufacture or Brewery, Microbrewery, Winery with Bottling, Theatre Indoor Permitting Over 2 Screens and/or Stages , Bowling Alley, Extended Stay Hotel/Motel or Corporate Apartment, Hotel taller than 35 feet when unable to achieve additional height pursuant to § 35-517(d) Setbacks for Height Increases, Entertainment Venue (Outdoor), Live Entertainment Without Cover Charge 3 or More Days Per Week (Not Including Food Service Establishments), Beverage Manufacture Non-Alcohol (Including Manufacturing and Processing), Dance Hall, Food Service Establishments (With or Without Accessory Live Entertainment) on Lot 1, Block 1, NCB 6230, located at 4007 South Flores Street. Staff recommends Approval. (Mirko Maravi, Principal Planner, (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

Staff mailed 31 notices to property owners within 200 feet, 1 returned in favor, 0 returned in opposition; no response from the St. Leos NA.

No Public Comment**MOTION**

A motion for continuance to October 4th, 2022 was made by Commissioner Hui and seconded by Commissioner Fuentes.

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

OPPOSE: None

MOTION CARRIED**Item#30****ZONING CASE Z-2022-10700240 (Council District 5): 09/20/2022**

A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 CD" Light Commercial Airport Hazard Overlay District with a Conditional Use for Air Conditioner - Retail on 1.081 acres (called 1.082 acres) of land, out of the remainder of Lot 24, Block 3, NCB 8250, located at 114 Park Plaza. Staff recommends Approval. (Joshua Orton, Senior Planner, (210) 207-7945, Joshua.Orton@sanantonio.gov, Development Services Department)

Staff mailed 24 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; Denver Heights Association is requesting a continuance.

No Public Comment**MOTION**

A motion for continuance to October 4th, 2022 was made by Commissioner Hui and seconded by Commissioner Fuentes.

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

OPPOSE: None

MOTION CARRIED**2nd Continuance Hearing:**

1:45 P.M. Chair Bustamante stepped away.

Item #9**ZONING CASE Z-2022-10700185 (Council District 5): 10/4/2022**

A request for a change in zoning from "R-4 HL MLOD-2 MLR-2 AHOD" Residential Single-Family Historic Landmark Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-1 HL MLOD-2 MLR-2 AHOD" Limited Intensity Infill Development Zone Historic Landmark Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for four (4) dwelling units on the north 112 feet of Lot 10, Lot 11, and Lot 12, Block 3, NCB 2353, located at 2004 Monterey Street. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210)207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 36 notices to property owners within 200 feet, 0 returned in favor, 1 returned in opposition; Historic Westside Residents Association is opposed.

No Public Comment**MOTION**

A motion for continuance to October 18th, 2022 was made by Commissioner Barros and seconded by Commissioner Whyte.

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

OPPOSE: None

MOTION CARRIED**Item #11****ZONING CASE Z-2022-10700194 (Council District 8): 09/20/2022**

A request for a change in zoning from "R-6" Residential Single-Family District to "PUD R-4" Planned Unit Development Residential Single-Family District with a Reduced Perimeter Setback

of 10-feet on 11.257 acres out of NCB 14667, generally located in the 7500 Block of Prue Road. Staff recommends Approval. (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff mailed 56 notices to property owners within 200 feet, 0 returned in favor, 5 returned in opposition; No response from Oak Bluff Homeowners Association, and Alamo Farmsteads Babcock Neighborhood Association” 10 in opposition outside 200 feet, Prue Bend HOA is in opposition from outside 200 feet.

Public Comment

Andren Craig, is in opposition.

Kate Craig, is in opposition.

George Saudeda is in opposition

Arch Balinsky, is in opposition.

1:54 P.M. Chair Bustamante returns.

Voicemails

Philip Manna, is in opposition.

MOTION

A motion for continuance to October 18th, 2022 was made by Commissioner Barros and seconded by Commissioner Whyte.

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

OPPOSE: None

MOTION CARRIED**Item #21****ZONING CASE Z-2022-10700229 (Council District 5): 10/4/2022**

A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and a Bar/Tavern on the east 30 feet of Lot 10, Block 3, NCB 2582, located at 220 East Lachappelle. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210)207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 28 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; Lonestar NA is requesting a continuance.

No Public Comment**MOTION**

A motion for continuance to October 18th, 2022 was made by Commissioner Barros and seconded by Commissioner Whyte.

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

MOTION CARRIED

Individual:

Item #4

ZONING CASE Z-2022-10700174 ERZD (Council District 9): 09/20/2022

A request for a change in zoning from "C-3 GC-3 MLOD-1 MLR-2 ERZD" General Commercial US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District and "C-3 MLOD-1 MLR-2 ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to "MF-18 GC-3 MLOD-1 MLR-2 ERZD" Limited Density Multi-Family US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District and "MF-18 MLOD-1 MLR-2 ERZD" Limited Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District on 19.37 acres of CB 4926, generally located in the 2100-2200 block of Summer Glen Way. Staff and SAWS recommend Approval. (Mirko Maravi, Principal Planner, (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

Staff mailed 11 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; and no Neighborhood Association.

Mike Escalante, with SAWS recommends approval with all environmental recommendations to include 50% impervious coverage for the 19.37 acer site and a natural buffer shall be provided.

Applicant, Rob Killen states original site plan was set at 50% impervious coverage. This has not been revised to 45% impervious coverage

No Public Comment

MOTION

A motion for approval was made by Commissioner Barros and seconded by Commissioner Hui.

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

MOTION CARRIED

Item # 7

ZONING CASE Z-2022-10700196 S (Council District 10): (Continued from 09/06/2022)

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 notices to property 4 owners within 200 feet, 1 returned in favor, 2 returned in opposition; No Neighborhood Association within 200 feet, 1 in opposition outside 200 feet.

Applicant, James Griffin is present.

Public Comment

Kris Keller, is opposed
Melissa Baxter, is opposed.
Monica Weber, is opposed.
Genevieve Narvaiz, is opposed.
Charles Espinoza, is opposed.
Ron Greenberg, is opposed.
Kevin Keller, is opposed
Eddie Heinemerer, is opposed.
Victoria Kaspar, is opposed
Sam Pantosa, is opposed.
Anthony E Hargrove, is opposed.
Ariel Keller, is opposed.

MOTION

A motion for continuance to October 4th, 2022 was made by Commissioner Whyte and seconded by Commissioner Kamath.

FAVOR: Sipes, Barros, Fuentes, Ortiz, Watson, Hui, Whyte, Lugalia-Hollon

OPPOSE: Bustamante

MOTION CARRIED

Item # 10

ZONING CASE Z-2022-10700186 (Council District 2): 09/20/2022

A request for a change in zoning from "C-3 MSAO-2 MLOD-3 MLR-1 AHOD" General Commercial Military Sound Attenuation Overlay Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "I-1 MSAO-2 MLOD-3 MLR-1 AHOD" General Industrial Military Sound Attenuation Overlay Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 7.676 acres out of NCB 17978, located at 2695 North Foster Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600067) (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 8 notices to property owners within 200 feet, 1 returned in favor, 0 returned in opposition; no registered NA.

Applicant, Bart Paul is present.

No Public Comment**MOTION**

A motion for approval was made by Commissioner Lugalia-Hollon and seconded by Commissioner Fuentes.

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

OPPOSE: None

MOTION CARRIED**Item # 12****ZONING CASE ZONING-Z-2022-10700206 (ETJ – Closest to Council District 8): 09/20/2022**

Assigning zoning to property located at 7251 Heuermann Road currently located Outside the City Limits by applying “PUD RM-4 MLOD-1 MLR-1 MSAO-1” Residential Mixed Planned Unit Development Camp Bullis Military Lighting Overlay Military Lighting Region 1 Military Sound Attenuation Overlay District on 5.30 acres out of CB 4727, and a request for a change in zoning from “RE MLOD-1 MLR-1 MSAO-1” Residential Estate Camp Bullis Military Lighting Overlay Military Lighting Region 1 Military Sound Attenuation Overlay District, and “R-6 MLOD-1 MLR-1 MSAO-1” Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 Military Sound Attenuation Overlay District to “PUD RM-4 MLOD-1 MLR-1 MSAO-1” Residential Mixed Planned Unit Development Camp Bullis Military Lighting Overlay Military Lighting Region 1 Military Sound Attenuation Overlay District on 5.28 acres out of CB 4727, located at 7251 Heuermann Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600077) (Joyce Palmer, Senior Planner, (210) 207-5405, Joyce.Palmer@sanantonio.gov, Planning Department).

Staff mailed notices to property 7 owners within 200 feet, 2 returned in favor, 1 returned in opposition; 11 opposed outside 200 feet, Friends of San Antonio Natural Areas was opposed, but retracted their opposition during public comment on the item at Zoning Commission.

Applicant, Emily Weissler is present.

Public Comment

Lance Geprsut, is opposed.

Rebuttal

Emilie Weissler will submit a revised site plan to include:

1. A 25foot set back to the north of the property.

MOTION

A motion for Approval was made by Commissioner Ortiz and seconded by Commissioner Barros.

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

OPPOSE: None

MOTION CARRIED

Recess at 3:05 P.M.

Chair Bustamante leaves meeting at 3:05 P.M.

Back to order at 3:17 P.M.

Item # 16

ZONING CASE Z-2022-10700221 S (Council District 8): 09/20/2022

A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Carwash on 1.00 acre out of NCB 11622, located at 7888 Fredericksburg Road. Staff recommends Approval. (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff mailed notices to property 12 owners within 200 feet, 0 returned in favor, 0 returned in opposition; no NA within 200 feet.

Applicant, Patrick W. Christensen is present.

Public Comment

Adam Seaman is in opposition.

Rebuttal

Applicant, Patrick W. Christensen will work with the homeless population in the neighborhood with the intent of relocation.

MOTION

A motion for Approval was made by Commissioner Ortiz and seconded by Commissioner Barros.

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

OPPOSE: None

MOTION CARRIED

Item#18

ZONING CASE Z-2022-10700225 (Council District 5): 10/18/2022

A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on the west 50 feet of Lot 7, NCB 6519, located at 114 Buckingham Avenue. Staff recommends Approval. (Development Services, Mark Chavez, Planner, Mark.Chavez@Sanantonio.gov)

Staff mailed notices to property 15 owners within 200 feet, 0 returned in favor, 0 returned in opposition; NA is in opposition.

Applicant, Collins Reid is present.

No Public Comment**MOTION**

A motion for continuance to October 18th, 2022 was made by Commissioner Hui and seconded by Commissioner Whyte.

FAVOR: Sipes, Barros, Fuentes, Ortiz, Watson, Hui, Whyte, Lugalia-Hollon

OPPOSE: None

MOTION CARRIED**Item #20****ZONING CASE Z-2022-10700228 CD (Council District 5): 09/20/2022**

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, "C-3NA MLOD-2 MLR-1 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, and "C-3R MLOD-2 MLR-1 AHOD" General Commercial Restrictive Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-3NA CD MLOD-2 MLR-1 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Construction Trades Contractors on Lot 47, Block 8, NCB 8084, Lot 11B, Block 8, NCB 8084, on the northern 50 feet of Lot 11E, Block 8, NCB 8084, and the southern 50 feet of Lot 11E, Block 8, NCB 8084, located at 2318, 2314, 2322 El Jardin, and 2320 Southwest 36th Street. Staff recommends Denial, with an Alternate Recommendation.(Associated Plan Amendment PA-2022-11600088) (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff mailed notices to property 17 owners within 200 feet, 2 returned in favor, 0 returned in opposition; Thompson Neighborhood Association is in Support, 4 in favor outside 200 feet.

Applicant, Christopher Martinez is present.

Mr. Martinez addressed the Commission and stated that he was amending his request to "C-2NA CD" Commercial Nonalcoholic Sales with a Conditional Use for Construction Trades Contractor at the podium.

No Public Comment**MOTION**

A motion for Approval was made by Commissioner Hui and seconded by Commissioner Lugalia-Hollon as amended to "C-2NA CD" Commercial Nonalcoholic Sales with a Conditional Use for Construction Trades Contractor.

FAVOR: Sipes, Barros, Fuentes, Ortiz, Watson, Hui, Whyte, Lugalia-Hollon

OPPOSE: None

MOTION CARRIED

Minutes

Consideration and approval of September 6, 2022 Zoning Commission Minutes.

MOTION

A motion was made by Commissioner Whyte and seconded by Commissioner Hui for approval as presented.

Members voted in affirmative.

MOTION CARRIED

Director's Report – No report at this time.

Adjournment.

There being no further business, the meeting was adjourned at 3:40 P.M.

APPROVED BY: _____ or _____
John Bustamante, Chair

DATE: _____

ATTESTED BY: _____ DATE: _____
Melissa Ramirez, Assistant Director