

# City of San Antonio



## MINUTES Zoning Commission Development and Business Services Center 1901 South Alamo

Tuesday, October 4, 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.

**1:17 PM – Call to order**

**SeproTec Translators were present.**

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

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

**COMBINED CONSENT AGENDA:**

**Item #10**

**ZONING CASE Z-2022-10700187 CD (Council District 6):** (Continued from 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 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 Neighborhood Association.

Applicant, Juan Lopez is present.

**No Public Comment**

- Motion:** Commissioner Hui to deny item as presented.
- Second:** Commissioner Fuentes
- In Favor:** Unanimous
- Opposed:** None

**MOTION CARRIED**

**Item #11**

**ZONING CASE Z-2022-10700231 S (Council District 9):** Continued from 09/20/2022

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, 0 returned in opposition; Culebra Park Neighborhood Association is in support.

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

**No Public Comment**

- Motion:** Commissioner Greathouse to approve item as presented.
- Second:** Commissioner Ortiz
- In Favor:** Unanimous
- Opposed:** None

**MOTION PASSES**

**Item #13**

**ZONING CASE Z-2022-10700240 CD (Council District 5):** Continued from 9/20/22

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; No response from Memorial Heights NA.

**Voicemails**

Richard Garcia, President of Memoria Heights Association is in favor.

**No Public Comment**

- Motion:** Commissioner Greathouse to approve item as presented.
- Second:** Commissioner Ortiz
- In Favor:** Unanimous
- Opposed:** None

**MOTION PASSES**

**Item #15**

**ZONING CASE Z-2022-10700227 CD (Council District 2):** 10/04/2022

A request for a change in zoning from "O-2 MLOD-3 MLR-1" High-Rise Office 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 Conditional use for Oversize Vehicle Sales, Service or Storage on Lot 50, NCB 12856, generally located in the 200 Block of Prashner. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600086) (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff mailed 34 notices to property owners within 200 feet, 1 returned in favor, 1 returned in opposition; Eastern Triangle Neighborhood Association is in support.

**No Public Comment**

- Motion:** Commissioner Greathouse to approve item as presented.
- Second:** Commissioner Ortiz
- In Favor:** Unanimous
- Opposed:** None

**MOTION PASSES**

**Item #18**

**ZONING CASE Z-2022-10700244 (Council District 1):** 10/04/2022

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 to "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military

Lighting Region 2 Airport Hazard Overlay District on Lots 15, 16, and 17, Block 1, NCB 2817, located at 114 Cecilia Street. Staff recommends Approval. (Joshua Orton, Senior Planner, (210) 207-7945, Joshua.Orton@sanantonio.gov, Development Services Department)

Staff mailed 47 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no response from Prospect Hill NA or West End Hope in Action.

**No Public Comment**

- Motion:** Commissioner Greathouse to approve item as presented.
- Second:** Commissioner Ortiz
- In Favor:** Unanimous
- Opposed:** None

**MOTION PASSES**

**Item #19**

**ZONING CASE Z-2022-10700245 CD (Council District 8): 10/04/2022**

A request for a change in zoning from "C-3NA MLOD-1 MLR-2" General Commercial Nonalcoholic Sales Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "C-3 CD MLOD-1 MLR-2" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for Animal and Pet Services (outdoor training, boarding, runs, pens or paddocks permitted) on 2.35 acres out of NCB 17402, located at 5119 Beckwith Boulevard. 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, 5 returned in favor, 0 returned in opposition; there is no Neighborhood Association within 200, 3 in favor outside 200 feet.

**No Public Comment**

- Motion:** Commissioner Greathouse to approve item as presented.
- Second:** Commissioner Ortiz
- In Favor:** Unanimous
- Opposed:** None

**MOTION PASSES**

**Item #23**

**ZONING CASE Z-2022-10700251 (Council District 3): 10/4/2022**

A request for a change in zoning from "C-2" Commercial District to "MF-18" Limited Density Multi-Family District on 8.74 acres out of CB 4167A, located at 3670 South Loop 1604 West. Staff recommends Approval. (Joshua Orton, Senior Planner, (210) 207-7945, Joshua.Orton@sanantonio.gov, Development Services Department)

Staff mailed 19 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no registered NA.

**No Public Comment**

**Motion:** Commissioner Greathouse to approve item as presented.  
**Second:** Commissioner Ortiz  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES**

**Item #26**

**ZONING CASE Z-2022-10700254 (Council District 2):** 10/04/2022

A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “IDZ-2 AHOD” Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and Bar and/or Tavern without cover charge 3 or more days per week on 0.242 acres out of NCB 978, located at 509 East Grayson Street and 511 East Grayson 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, 11 returned in favor, 0 returned in opposition; Government Hill Alliance NA has no objections.

**No Public Comment**

**Motion:** Commissioner Greathouse to approve item as presented.  
**Second:** Commissioner Ortiz  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES**

**RECUSALS:**

**Commission Greathouse recused herself at 1:32 P.M.**

**Item #22**

**ZONING CASE Z-202210700250 (ETJ – Closest to Council District 6):** 10/04/2022

Assigning zoning to property currently located Outside the City Limits by applying “MF-33” Multi-Family on 3.795 acres out of CB 4450, generally located Northwest of the intersection of Culebra Road and Old Stillwater Road. Staff recommends Approval. (Priscilla Rosales-Piña, Planning Manager, (210) 207-7839, priscilla.rosales-pina@sanantonio.gov, Planning Department).

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

**No Public Comment**

**Motion:** Commissioner Fuentes to approve item as presented.  
**Second:** Commissioner Kamath  
**In Favor:** Unanimous  
**Opposed:** None  
**Recused:** Commissioner Greathouse

**MOTION PASSES**

**Item #24**

**ZONING CASE Z-2022-10700252 (ETJ – Closest to Council District 4): 10/04/2022**

Assigning zoning to property located at 14871 Watson Road currently located Outside the City Limits by applying “R-5 AHOD” Single-Family Residential Airport Hazard Overlay District on 50.131 acres out of CB 4298. Staff recommends Approval. (Joyce Palmer, Senior Planner, (210) 207-5405, Joyce.Palmer@sanantonio.gov, Planning Department).

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

**No Public Comment**

**Motion:** Commissioner Fuentes to approve item as presented.  
**Second:** Commissioner Kamath  
**In Favor:** Unanimous  
**Opposed:** None  
**Recused:** Commissioner Greathouse

**MOTION PASSES**

**Commissioner Greathouse enters at 1:35 P.M.**

**CONTINUANCE AGENDA:**

**Item #4**

**ZONING CASE Z-2022-10700201 CD (Council District 5):** Continued from 09/06/2022

A request for a change in zoning from "C-1 S MLOD-2 MLR-2 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for a Non-Commercial Parking Lot to "C-1 CD MLOD-2 MLR-2 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on Lot 1, Block 10, NCB 2840, located at 346 Cottonwood Avenue. Staff recommends Denial. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 26 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no response from St. Leo’s NA.

**No Public Comment**

**Motion:** Commissioner Greathouse to continue item until October 18<sup>th</sup>, 2022  
**Second:** Commissioner Watson  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES**

**Item #6**

**ZONING CASE Z-2022-10700217 CD (Council District 1):** Continued from 09/06/2022

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 23 and Lot 24, Block 10, NCB 7229, located at 702 El Monte Boulevard. Staff recommends Denial, with Alternate Recommendation. (Mark Chavez, Planner, 210-207-7395, Mark.Chavez@sanantonio.gov, Development Services Department)

Staff mailed 39 notices to property owners within 200 feet, 0 returned in favor, 12 returned in opposition; Northmoor NA is in opposition.

**Public Comment**

April Guadarrama, is in opposition.

**Motion:** Commissioner Greathouse to continue item until October 18<sup>th</sup>, 2022  
**Second:** Commissioner Watson  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES**

**Item #7**

**ZONING CASE Z-2022-10700163 (Council District 1):** Continued from 09/20/2022

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, Monte Vista Historical Association is in opposition.

**No Public Comment**

**Motion:** Commissioner Greathouse to continue item until October 18<sup>th</sup>, 2022  
**Second:** Commissioner Watson  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES**

**Item #14**

**ZONING CASE Z-2022-10700165 (Council District 7):** 10/04/2022

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 "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 0.572 acres of NCB 11557, located at 1527 Hillcrest Drive. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 16 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no response from Donaldson Terrace NA.

**No Public Comment**

**Motion:** Commissioner Greathouse to continue item until October 18<sup>th</sup>, 2022  
**Second:** Commissioner Watson  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES**

**Item #16**

**ZONING CASE Z-2022-10700239 (Council District 3):** 10/04/2022

A request for a change in zoning from "R-5 MLOD-3 MLR-1" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District, "NP-8 MLOD-3 MLR-1" Neighborhood Preservation Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District, "I-1 MLOD-3 MLR-1" General Industrial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District, "C-3R MLOD-3 MLR-1" General Commercial Restrictive Alcohol Sales Martindale Army Air Field Military Lighting Region District to "MF-18 MLOD-3 MLR-1" Limited Density Multi-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District on Lots P-3, P-3A, P-4, P-4A, P-4B, P-4C, P-4E, P-4F, P-5, P-5A, NCB 10777, located at 5001 Sinclair Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600090) (Mirko Maravi, Principal Planner, (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

Staff mailed 55 notices to property owners within 200 feet, 1 returned in favor, 0 returned in opposition;

Jupe NA requests a continuance.

**No Public Comment**

**Motion:** Commissioner Greathouse to continue item until October 18<sup>th</sup>, 2022  
**Second:** Commissioner Watson  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES**

**INDIVIDUAL:**

**Item #2**

**ZONING CASE Z-2022-10700144 S ERZD (Council District 9):** Continued from 09/20/2022

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, 3 returned in opposition; no response from Kentwood Manor or Shady Oaks HOA. 1 opposed outside 200 feet. Mike Escalante. SAWS, reviewed application and recommends approval with 65% imperious cover limitation.

Applicant, Killen, Griffen & Fairmond, PLLC (REP), withdrew usage and is now requesting to amend to at podium to C-2.

**Voicemails**

Jannet Cox, is in opposition.

Misty Keystar, is in opposition,

**Public Comment**

Sandra Malcom, President of KMLA, is in opposition.

**Motion:** Commissioner Barros to approve item as amended.  
**Second:** Commissioner Ortiz  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES**

**Item #3**

**ZONING CASE Z-2022-10700189 CD ERZD (Council District 9):** 10/04/2022

A request for a change in zoning from "C-3 MLOD-1 MLR-1 ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone District to "C-2 CD MLOD-1 MLR-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone District with a Conditional Use Authorization for a Nightclub With Cover Charge 3 or More Days Per Week on Lot 13, Block 1, NCB 17428, located at 18326 Tuscany Stone. Staff and SAWS recommend Approval. (Kellye Sanders, Senior Planner, 210-207-2187, Kellye.Sanders@sanantonio.gov, Development Services Department)

Staff mailed 9 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no Neighborhood Association; 1 in favor outside 200 feet.

Michael Barr, SAWS, report includes to have 53% impervious cover.  
Applicant, Brown & Ortiz, PC (c/o Matthew Gilbert)

**Public Comment**

Pete Campos, is in favor

- Motion:** Commissioner Barros to approve item as presented.
- Second:** Commissioner Whyte
- In Favor:** Unanimous
- Opposed:** None

**MOTION PASSES**

**Item #28**

Amendments to Historic Design Guidelines, Chapter 4, Guidelines for New Construction, creating new regulations relating to the design of new construction projects located within a historic zoning overlay (H, HS, HE, HL) including site development, orientation, scale, massing, height, building form, parking, and vehicular access. The Historic and Design Review Commission recommends Approval.

Applicant, Cory Edwards is present.

**No Public Comment**

- Motion:** Commissioner Watson to approve item as presented.
- Second:** Commissioner Greathouse
- In Favor:** Unanimous
- Opposed:** None

**MOTION PASSES**

**Item #8**

**ZONING CASE Z-2022-10700187 CD (Council District 6):** (Continued from 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 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 Neighborhood Association.

Applicant, Juan Lopez is present.

### **No Public Comment**

**Motion:** Commissioner Hui to deny item as presented.  
**Second:** Commissioner Fuentes  
**In Favor:** Unanimous  
**Opposed:** None

### **MOTION PASSES**

#### **Item # 12**

#### **ZONING CASE Z-2022-10700235 (Council District 3):** Continued from 09/20/2022

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 Neighborhood Association.

Applicant, Deline Hicker is present.

**No Public Comment**

**Motion:** Commissioner Fuentes to continue item until October 18<sup>th</sup>, 2022  
**Second:** Commissioner Watson  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES**

**Item # 17**

**ZONING CASE Z-2022-10700241 (Council District 3):** 10/04/2022

A request for a change in zoning from "R-5 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "C-2 MLOD-3 MLR-2" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on Lot 4, NCB 10837, located at 4427 East Southcross Boulevard. Staff recommends Approval. (Joshua Orton, Senior Planner, (210) 207-7945, Joshua.Orton@sanantonio.gov, Development Services Department)

Staff mailed 30 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no response from Pecan Valley.

Applicants, Arlene Sanchez and husband Salvador Vasquez Sanchez are present.

**No Public Comment**

**Motion:** Commissioner Fuentes to continue item until October 18<sup>th</sup>, 2022  
**Second:** Commissioner Watson  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES**

**Item # 20**

**ZONING CASE Z-2022-10700248 CD (Council District 7):** 10/04/2022

A request for a change in zoning from "R-4 NCD-8 AHOD" Residential Single-Family Woodlawn Lake Neighborhood Conservation Airport Hazard Overlay District to "R-4 CD NCD-8 AHOD" Residential Single-Family Woodlawn Lake Neighborhood Conservation Airport Hazard Overlay District with Conditional Use for four (4) dwelling units on Lot 5 and Lot 6, Block 1, NCB 1975, located at 1823 West Craig Place. Staff recommends Approval. (Kellye Sanders, Senior Planner, 210-207-2187, Kellye.Sanders@sanantonio.gov, Development Services Department)

Staff mailed 31 notices to property owners within 200 feet, 0 returned in favor, 1 returned in opposition; no notice for Woodlawn Lake NA.

Applicant, Robert Benke is present.

**No Public Comment**

**Motion:** Commissioner Sipes to continue item until October 18<sup>th</sup>, 2022  
**Second:** Commissioner Greathouse  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES**

**Item # 21**

**ZONING CASE Z-2022-10700249 S (Council District 3): 10/04/2022**

A request for a change in zoning from "C-3 H RIO-6 AHOD" General Commercial Historic Mission River Improvement Overlay 6 Airport Hazard Overlay District to "C-2 S H RIO-6 AHOD" Commercial Historic Mission River Improvement Overlay 6 Airport Hazard Overlay District with a Specific Use Authorization for Bail Bond Agency on Lot 47, NCB 11175, located at 1538 Southeast Military Drive. 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, 0 returned in opposition; Culebra Park Neighborhood Association is in support.

Applicants, Stephanie and Louie Garcia are present.

**No Public Comment**

**Motion:** Commissioner Fuentes to approve item as presented.  
**Second:** Commissioner Ortiz  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES**

**Item#25**

**ZONING CASE Z-2022-10700253 CD (Council District 1): 10/04/2022**

A request for a change in zoning from "R-4 H UC-5 AHOD" Residential Single-Family Historic Monte Vista Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District to "R-4 CD H UC-5 AHOD" Residential Single-Family Historic Monte Vista Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District with a Conditional Use for a Gift Shop on the east 38 feet of Lot 23 and the west 12 feet of Lot 24, Block 16, NCB 1705, located at 137 East Woodlawn Avenue. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 71 notices to property owners within 200 feet, 1 returned in favor, 1 returned in opposition; no response from Monte Vista Historical Association or Th Tobin Hill Community.

**Voicemails**

Alicia Winenser, is in favor.

Applicant, Paul Flecher, Langley and Banack,, Inc. is present

**No Public Comment**

- Motion:** Commissioner Greathouse to deny item as presented.
- Second:** Commissioner Watson
- In Favor:** Commisioner Fuentes, Commissioner Kamath, Commissioner Hui, Commissioner Lugalia- Hollon, Commisisoner Sipes
- Opposed:** Commisisoner Ortiz, Commissioner Barros, Commissioner Whyte

**MOTION PASSES**

**Minutes**

Consideration and approval of September 20, 2022 Zoning Commission Minutes.

- Motion:** Commissioner Ortiz to approve minutes as presented.
- Second:** Commissioner Barros
- In Favor:** Unanimous
- Opposed:** None
- Abstaining:** Commissioner Watson

**MOTION PASSES**

**Director’s Report** – No report at this time.

**Adjournment.**

There being no further business, the meeting was adjourned at 3:15 P.M.

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

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

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