

City of San Antonio



MINUTES

Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, June 20, 2023

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.

1:02 PM – Call to order

SeproTec Translators were present.

ROLL CALL: Present: Sipes, Fuentes, Reyes, Ortiz, Barros, Bustamante, Nix, Watson

Absent: Greathouse, Hui

THE FOLLOWING ITEMS WILL NOT BE CONSIDERED AT ANY TIME DURING THE REGULAR ZONING COMMISSION MEETING:

Item 1	Z-2023-10700060 CD	Postponed
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Public Hearing and Consideration of the following Cases:

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

COMBINED HEARING 1

Item # 4

ZONING CASE Z-2023-10700125 (Council District 2): 06/20/2023

A request for a change in zoning from “I-1 MLOD-3 MLR-1 MSAO-2 AHOD” General Industrial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 Martindale Military Sound Attenuation Overlay Airport Hazard Overlay District, “I-2 S MLOD-3 MLR-1 MSAO-2 AHOD” Heavy Industrial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 Martindale Military Sound Attenuation Overlay Airport Hazard Overlay District with a Specific Use Authorization for Used Auto Parts Recycler, “C-3 MLOD-3 MLR-1 MSAO-2 AHOD” General Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 Martindale Military Sound Attenuation Overlay Airport Hazard Overlay District to “I-1 MHHOD MLOD-3 MLR-1 MSAO-2 AHOD” General Industrial Martindale Heliport Hazard Overlay Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 Martindale Military Sound Attenuation Overlay Airport Hazard Overlay District, “I-2 S MHHOD MLOD-3 MLR-1 MSAO-2 AHOD” Heavy Industrial Martindale Heliport Hazard Overlay Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 Martindale Military Sound Attenuation Overlay Airport Hazard Overlay District with a Specific Use Authorization for Used Auto Parts Recycler, “C-3 MHHOD MLOD-3 MLR-1 MSAO-2 AHOD” General Commercial Martindale Heliport Hazard Overlay Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 Martindale Military Sound Attenuation Overlay Airport Hazard Overlay District on approximately 40 acres of land out of NCB 17322, for properties generally located starting at the center of the north end of the Martindale runway and extending 600 feet to the east and west, then north to IH-10. IH-10 will act as the northernmost boundary. Staff recommends Approval. (Valeria Seca, Senior Planner, 210-207-5110, valeria.seca@sanantonio.gov, Development Services Department)

Staff mailed 4 notices to property owners within 200 feet, 1 returned in favor, 0 returned in opposition; no registered Neighborhood Association.

No Public Comment

Motion: Commissioner Ortiz to approve item as presented
Second: Commissioner Barros
In Favor: Unanimous
Opposed: None

MOTION PASSES

Item #6

ZONING CASE Z-2023-10700094 (Council District 2): Continued from 06/06/2023

A request for a change in zoning from “RM-4 MLOD-3 MLR-2 AHOD” Residential Mixed Martindale Army Air field Military Lighting Overlay Military Lighting Region 2 District to “IDZ-2 MLOD-3 MLR-2 AHOD” Medium Intensity Infill Development Zone Martindale Army Air field

Military Lighting Overlay Military Lighting Region 2 District with uses permitted for four (4) dwelling units on Lot 6, Block 3, NCB 1527, located at 2102 Martin Luther King Drive. Staff recommends Approval. (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@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 Denver Heights Neighborhood Association.

Public Comment

- Eric Duxshard, would like more parking and is not opposed.

Motion: Commissioner Ortiz to approve item as presented
Second: Commissioner Barros
In Favor: Unanimous
Opposed: None

MOTION PASSES

Item #7

ZONING CASE Z-2023-10700103 (Council District 3): Continued from 06/06/2023

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 "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 1 and Lot 2, Block 1, NCB 7812, located at 5811 South Flores Street. Staff recommends Approval. (Elizabeth Steward, Zoning Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff mailed 32 notices to property owners within 200 feet, 4 returned in favor, 0 returned in opposition; Harlandale-McCollum and Mission San Jose Neighborhood Association did not respond, 1 returned in favor outside 200 feet.

No Public Comment

Motion: Commissioner Ortiz to approve item as presented
Second: Commissioner Barros
In Favor: Unanimous
Opposed: None

MOTION PASSES

Item #9

ZONING CASE Z-2023-10700110 S (Council District 3): Continued from 06/06/23

A request for a change in zoning from "C-2 NA" Commercial Nonalcoholic Sales District to "C-2 S" Commercial District with a Specific Use Authorization for a Carwash on 2.488 acres out of NCB 10879, generally located in the 3000 block of Southeast Military Drive. Staff recommends Approval. (Adolfo Gonzalez, Zoning Planner, (210) 207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department)

Staff mailed 28 notices to property owners within 200 feet, 1 returned in favor, 1 returned in opposition; Monte Viejo Community Neighborhood Association is in support. Highland Forrest Neighborhood Association is opposed. No response from Highland Hills Neighborhood Association.

No Public Comment

Motion: Commissioner Ortiz to approve item as presented
Second: Commissioner Barros
In Favor: Unanimous
Opposed: None

MOTION PASSES

Item #11

ZONING CASE Z-2022-10700297 (Council District 2): 06/20/2023

A request for a change in zoning from "I-2 EP-1 MLOD-3 MLR-2 AHOD" Heavy Industrial Facility Parking/Traffic Control Martindale Army Air Field 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 Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for twelve (12) dwelling units on 0.691 acres out of NCB 1244, located at 102 Hines Street and 900 Larry Street. Staff recommends Approval. (Elizabeth Steward, Zoning Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff mailed 42 notices to property owners within 200 feet, 0 returned in favor, 1 returned in opposition; Harvard Place Eastlawn Neighborhood Association is in support.

No Public Comment

Motion: Commissioner Ortiz to approve item as presented
Second: Commissioner Barros
In Favor: Unanimous
Opposed: None

MOTION PASSES

Item #12

ZONING CASE Z-2023-10700076 (Council District 3): 06/20/2023

A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District on Lots 29-32, Block 21, NCB 3815, located at the 200 Block of Cosgrove Street. Staff recommends Approval. (Adolfo Gonzalez, Zoning Planner, 210-207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department)

Staff mailed 31 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no response from Highland Park Neighborhood Association.

No Public Comment

Motion: Commissioner Ortiz to approve item as presented
Second: Commissioner Barros
In Favor: Unanimous
Opposed: None

MOTION PASSES

Item #14

ZONING CASE Z-2023-10700114 S (Council District 3): 06/20/2023

A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-2 NA S AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Specific Use Authorization for Carwash on the south 100 feet of Lots 4, 5 and 6 and Lots 2,3,7, and 8, Block 1, NCB 11042, located at 1222 and 1226 East Chavaneaux Road and generally located in the 1200 block of Santa Rita Street. Staff recommends Approval. (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department)

Staff mailed 42 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no response from Villa Coronado Neighborhood Association.

No Public Comment

Motion: Commissioner Ortiz to approve item as presented
Second: Commissioner Barros
In Favor: Unanimous
Opposed: None

MOTION PASSES

Item #15

ZONING CASE ZONING-Z-2023-10700117 HL (Council District 5): 06/20/2023

A request for a change in zoning from "IDZ-3 MLOD-2 MLR-2 AHOD" High Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Beverage Manufacturing and Distribution, and Wine Manufacturing and Distribution 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, Beverage Manufacturing and Distribution, and Wine Manufacturing and Distribution on Lot 13, Block 4, NCB 2820, located at 502 North Zarzamora Street. Staff recommends Approval. (Adolfo Gonzalez, Zoning Planner, 210-207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department)

Staff mailed 39 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no response from Prospect Hill Neighborhood Association.

No Public Comment

Motion: Commissioner Ortiz to approve item as presented
Second: Commissioner Barros
In Favor: Unanimous
Opposed: None

MOTION PASSES

Item #16

ZONING CASE Z-2023-10700118 (Council District 2): 06/20/2023

A request for a change in zoning from "C-1 MLOD-3 MLR-2 AHOD" Light Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "RM-4 MLOD-3 MLR-2 AHOD" Residential Mixed Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lots 1-3, Block 5, NCB 1613, located at 648 Delmar Street. Staff recommends Approval. (Ann Benavidez, Zoning 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; Denver Heights Neighborhood Association is in support.

No Public Comment

Motion: Commissioner Ortiz to approve item as presented
Second: Commissioner Barros
In Favor: Unanimous
Opposed: None

MOTION PASSES

Item #17

ZONING CASE Z-2023-10700122 HL (Council District 1): 06/20/2023

A request for a change in zoning from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "R-6 HL NCD-5 AHOD" Residential Single-Family Historic Landmark Beacon Hill Neighborhood Conservation Airport Hazard Overlay District on Lots 13-16, Block 40, NCB 1845, located at 916 West Mistletoe. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 25 notices to property owners within 200 feet, 1 returned in favor, 0 returned in opposition; no response from the Beacon Hill Neighborhood Association.

No Public Comment

Motion: Commissioner Ortiz to approve item as presented
Second: Commissioner Barros
In Favor: Unanimous
Opposed: None

MOTION PASSES

Item #18

ZONING CASE Z-2023-10700123 HL (Council District 1): 06/20/2023

A request for a change in zoning from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "R-6 HL NCD-5 AHOD" Residential Single-Family Historic Landmark Beacon Hill Neighborhood Conservation Airport Hazard Overlay District on Lots 9-12, Block 40, NCB 1845, located at 920 West Mistletoe. Staff recommends Approval. (Elizabeth Steward, Zoning Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff mailed 27 notices to property owners within 200 feet, 3 returned in favor, 0 returned in opposition; Beacon Hill Neighborhood Association (within 200 feet) did not respond.

No Public Comment

Motion: Commissioner Barros to approve item as presented
Second: Commissioner Ortiz
In Favor: Unanimous
Opposed: None

MOTION PASSES

CONTINUANCE HEARING TO 07/18/2023

Item #5

ZONING CASE Z-2023-10700067 (Council District 1): Continued from 06/06/2023

A request for a change in zoning from "R-6 UC-5 AHOD" Residential Single-Family Main Avenue/McCullough Avenue Urban Corridor Overlay Airport Hazard Overlay District to "IDZ-1 UC-5 AHOD" Limited Intensity Infill Development Zone Main Avenue/McCullough Avenue Urban Corridor Overlay Airport Hazard Overlay District with uses permitted in "NC" Neighborhood Commercial District and three (3) dwelling units on Lot 4, Block 8, NCB 2989, located at 311 East Ashby Place. Staff recommends Approval. (Adolfo Gonzalez, Zoning Planner, 210-207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department)

Staff mailed 41 notices to property owners within 200 feet, 1 returned in favor, 1 returned in opposition; Tobin Hill Community and Monte Vista Neighborhood Associations are opposed.

Voicemail

- Cecilia Osherow, is in opposition.

No Public Comment

Motion: Commissioner Ortiz to approve item for continuance to July 18, 2023
Second: Commissioner Watson
In Favor: Unanimous
Opposed: None

MOTION PASSES

Item #10

ZONING CASE Z-2022-10700029 (Council District 4): 06/20/2023

A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on 34.506 acres out of CB 4296, located at 15895 South State Highway 16. Staff recommends Denial. (Associated Plan Amendment PA-2022-11600120) (Camryn Blackmon, Zoning Planner, (210) 207-0197, Camryn.Blackmon@sanantonio.gov, Development Services)

Staff mailed 82 notices to property owners within 200 feet, 1 returned in favor, 0 returned in opposition; no registered Neighborhood Association; 2 in favor outside of 200 feet.

No Public Comment

Motion: Commissioner Ortiz to approve item for continuance to July 18, 2023
Second: Commissioner Watson
In Favor: Unanimous
Opposed: None

MOTION PASSES

INDIVIDUAL HEARING

Item #2

ZONING CASE Z-2023-10700044 ERZD (Council District 8): Continued from 06/06/2023

A request for a change in zoning from "R-6 MLOD-1 MLR-2 ERZD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to "MF-25 MLOD-1 MLR-2 ERZD" Low Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District on Lots 1 through 8, Block 23, NCB 14733, and Lots 2-10, Block 21, NCB 14731, generally located in the 12000 block of Petite Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2023-11600011) (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 28 notices to property owners within 200 feet, 1 returned in favor, 3 returned in opposition; no registered Neighborhood Association within 200 feet.

Mike Escalante with SAWS- Resource Protection & Compliance Division reviewed the application for townhome development. Site is approximately 6 acres. 5.67 lies in the recharge zone. The area is not in a flood plain. No sensitive features were observed or noted on file SAWS recommends approval with all environmental recommendations and 50% impervious cover.

1:28 P.M. – Commissioner Nix enters Board Room

Applicant, Patrick Christensen is present. Further stating that MF25 to MF18 is consistent with the plan amendment as adopted.

Public Comment

- Chris Obreight, is in opposition.
- Pam Obreight, is in opposition.

Rebuttal

Mr. Christensen will have the property replatted, close a street, bring in water and sewer lines, bring in sidewalk and street improvements with roadway dedications to widen streets.

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

MOTION PASSES

Item#3

ZONING CASE Z-2022-10700328 (Council District 1 AND 5): 06/20/2023

A request for a change in zoning from “MF-25” Low Density Multi-Family District, “MF-33” Multi-Family District, “MF-33 S” Multi-Family District with a Specific Use Authorization for a Day Care Center, “O-1” Office District, “R-4” Residential Single-Family District, “R-4 CD” Residential Single-Family District with a Conditional Use for a Noncommercial Parking Lot, “R-4 CD” Residential Single-Family District with a Conditional Use for two, three, or four dwelling units, “R-5” Residential Single-Family District, “R-6” Residential Single-Family District, “R-6 CD” Residential Single-Family District with a Conditional Use for a Noncommercial Parking Lot, “R-6 CD” Residential Single-Family District with a Conditional Use for two, three, or four dwelling units, “RM-4” Residential Mixed District, “C-1” Light Commercial District, “C-2” Commercial District, “C-2 CD” Commercial District with a Conditional Use for Auto Repair, and Mini-Storage, “C-2NA” Commercial Nonalcoholic Sales District, “C-3” General Commercial District, “C-3R” General Commercial Restrictive Alcoholic Sales District, “C-3NA” Commercial Nonalcoholic Sales District, “I-1” General Industrial District, to “R-1” Single-Family Residential District, “R-2” Single-Family Residential District, “R-2 CD” Single-Family Residential District with a Conditional Use for two or three dwelling units, “R-3” Single-Family Residential District, “R-3 CD” Single-Family Residential District with a Conditional Use for two or three dwelling units, “R-4” Residential Single-Family District, “R-4 CD” Residential Single-Family District with a Conditional Use for two or three dwelling units, “R-5” Residential Single-Family District, “R-5 CD” Residential Single-Family District with a Conditional Use for two or three dwelling units, “R-6” Residential Single-Family District, “R-6 CD” Residential Single-Family District with a Conditional Use for two or three dwelling units, “RM-4” Residential Mixed District, “RM-5” Residential Mixed District, “RM-6” Residential Mixed District, “MF-33” Multi-Family District, “IDZ-2” Medium Intensity Infill Development Zone, “NC” Neighborhood Commercial District,

“NC S” Neighborhood Commercial District with a Specific Use Authorization for a Commercial Parking Lot, “C-1” Light Commercial District, “C-2” Commercial District, “C-2 S” Commercial District with a Specific Use Authorization for a Bail Bond Agency, “C-3” General Commercial District, “L” Light Industrial District, “I-1” General Industrial District, with all overlay districts of “HL” Historic Landmark, “MLOD-2 MLR-2” Lackland Military Lighting Overlay Military Lighting Region 2, and “AHOD” Airport Hazard Overlay District remaining unchanged, on approximately 332 acres out of NCB 37, 2127, 2132, 2133, 2134, 2140, 2141, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2194, 2196, 2198, 2199, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2218, 2220, 2222, 2223, 2225, 2226, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2271, 2272, 2273, 2274, 2275, 2278, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2293, 2294, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2817, 2818, 2819, 2820, 2823, 2824, 2868, 2869, 3037, 3038, 3039, 3040, 3041, 3042, 3043, 3044, 3045, 3046, 3047, 3048, 3049, 3050, 3051, 3052, 3401, 3532, 3533, 3534, 3535, 3536, 3537, 3538, 3539, 3541, 3542, 3543, 3544, 3600, 3601, 3602, 3607, 3611, 3612, 3620, 3621, 3625, 3626, 3628, 3629, 3630, 3632, 3634, 3644, 3655, 3656, 3657, 3660, 3663, 3666, 3667, 3668, 3673, 3674, 3676, 3677, 3679, 3681, 3682, 3774, 3775, 3776, 3777, 3778, 3973, 3974, 6079, 6103, 6104, 6105, 6106, 6107, 6108, 6109, 6110, 6143, 6166, 6307, 6308, 6309, 6310, 6320, 6321, 6322, 6349, 6350, 6351, 6352, 6353, 6354, 6355, 6356, 6357, 6358, 6359, 6360, 6361, 6362, 6363, 6364, 6365, 6366, 6367, 6368, 6369, 6370, 6371, 6372, 6490, 6491, 6493, 6494, 6495, 6587, 6670, 6767, 6788, 6797, 6800, 6903, 6943, 6944, 6946, 6947, 6950, 6951, 7000, 7004, 7005, 7231, 7366, 8176, 8177, 8252, 8253, 8254, 8255, 8256, 8257, 8258, 8259, 8260, 8262, 8264, 8265, 8266, 8267, 8269, 8276, 8280, 8281, 8284, 8288, 8354, 8355, 8881, 8882, 8883, 8887, 8889, 8891, 8893, 8894, 8897, 9026, 9027, 9250, 9251, 9252, 9255, 9256, 9257, 9260, 11400, A-34, generally located within the boundaries of the Prospect Hill Neighborhood Association, which is bounded by North General McMullen Street, Culebra Road, West Martin Street, West Commerce Street, Southwest 24th Street, Southwest 26th Street, Castroville Road, Guadalupe Street, South Zarzamora, and North Comal Street. Staff recommends Approval. (Forrest Wilson, Principal Planner, 210-207-0157, Forrest.Wilson@sanantonio.gov. Development Services Department)

Staff mailed 5,622 notices to property owners within 200 feet, 2 returned in favor, 2 returned in opposition; 1 in favor outside 200 feet. Prospect Hill, Garden Dale West Hope and Action Neighborhood Hood Associations are all in support.

Voicemails

- Any Kately, is in support.
- Leticia Sanchez is in support.
- Mark Rodriguez is in opposition

Public Comment

- Emma Garza, is in opposition.
- Martin Garza, is in opposition.
- Eloise Maren, would like more information and is undecided.
- Vivian Gonzalez, is undecided.
- Leonard Rodriguez, wants to keep MF33.

- Russel Felan, is in favor.

Motion: Commissioner Bustamante to approve item with the following amendments to include subject property 104 SW. 20th to C3 and 3311 Saunders R6-CD to allow up to 4 units

Second: Commissioner Watson

In Favor: Unanimous

Opposed: None

MOTION PASSES

Item #8

ZONING CASE Z-2023-10700105 CD (Council District 3): Continued from 06/06/2023

A request for a change in zoning from "R-4 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 CD MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units on Lot 12, Block 54, NCB 3322, located at 1203 Kayton Avenue. Staff recommends Denial, with an Alternate Recommendation. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 32 notices to property owners within 200 feet, 0 returned in favor, 16 returned in opposition; Highland Park Neighborhood Association is opposed; outside 200 feet: 4 opposed.

Applicant, Bronson Caddell is present and amends site plan to 3 units at podium.

Voicemails

- Alexis Godet, is in opposition.
- Antonio Ayala, is in opposition.
- Bennie bear, is in opposition.
- Carol Guerro, is in opposition.
- Cristina L. Rodriguez, is in opposition.
- Denise Martin, is in opposition.
- Elvira Gomez, is in opposition.
- Erin Gallegos, is in opposition.
- Evette Moreno, is in opposition.
- Loretta Gallegos, is in opposition.
- Marcelino & Antonio Vasquez are in opposition.
- Ray Ramirez, is in opposition.
- Ricardo Perez, is in opposition.
- Rudy Garza, is in opposition.
- Yolonda Garcia, is in opposition.

Public Comment

- Beth Carr, is in opposition.
- Roy Rhoar is in opposition.

- Rachael Rohar, is in opposition.

Rebuttal

Mr. Cadell was unaware off the opposition and want to help the community.

Motion: Commissioner Fuentes to approved in for continue to July 18, 2023
Second: Commissioner Watson
In Favor: Unanimous
Opposed: None

MOTION PASSES

2:50 P.M. – Commissioner Bustamante exits via WEBEX

3:00 P.M. – Commissioner Barros exits Board Room

Item #13**ZONING CASE Z-2023-10700108 CD (Council District 7): 06/20/2023**

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 "R-5 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units on Lot 38, Block B, NCB 11514, located at 4119 Willard Drive. Staff recommends Approval. (Elizabeth Steward, Zoning Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff mailed 10 notices to property owners within 200 feet, 1 returned in favor, 0 returned in opposition; University Park Neighborhood Association (within 200 feet) did not respond; 3 in favor outside 200 feet.

Applicant, Carlos Abela is present.

Public Comment

- James Welburn, is in opposition.
- Daniel G. Urrutia, is in opposition.
- Lupe Welburn, is in opposition.

Rebuttal

Mr. Abela states the property is a ½ acre property with each lot having 5,000 square feet with fencing and individual driveways to allow 2 parking spaces.

Motion: Commissioner Sipes to approve item for continuance to July 18, 2023
Second: Commissioner Watson
In Favor: Unanimous
Opposed: None

MOTION PASSES

Minutes

Consideration and approval of June 6, 2023 Zoning Commission Minutes.

Motion: Chair Sipes to approve item as presented

Second: Commissioner Fuentes

In Favor: Unanimous

Opposed: None

MOTION PASSES

Director's Report – No report at this time.

Adjournment.

There being no further business, the meeting was adjourned at 3:25 P.M.

APPROVED BY: _____ or _____
Robert Sipes, Chair

DATE: _____

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