

City of San Antonio



MINUTES

Zoning Commission

Development and Business Services

Center

1901 South Alamo

Tuesday, August 1, 2023

1:10 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.

1:05 PM – Call to order

SeproTec Translators were present.

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

Absent: Fuentes

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

Item 11	Z-2023-10700146 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 #3

ZONING CASE Z-2023-10700098 CD (Council District 5): Continued from 7/18/2023

A request for a change in zoning from "R-4 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 to "R-4 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 four (4) dwelling units on Lots 32-34, Block 3, NCB 8540, located at 243 Moraima Street. Staff recommends Approval. (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department)

Staff mailed 36 notices to property owners within 200 feet, 0 returned in favor, 5 returned in opposition; Los Jardines Neighborhood Association is in support; outside 200 feet: 1 opposed.

Voicemails

- Emma Llanes, is requesting a continuance.

No Public Comment

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

MOTION PASSES

Item #7

ZONING CASE Z-2023-10700140 (Council District 1): (Continued from 07/18/2023)

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 for three (3) dwelling units on Lot 1, Block 7, NCB 2045, located at 247 Princeton Avenue. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 34 notices to property owners within 200 feet, 0 returned in favor, 1 returned in opposition; no response from Uptown Neighborhood Association.

No Public Comment.

Motion: Commissioner Greathouse to approve item as presented
Second: Commissioner Barros
In Favor: Unanimous

Opposed: None

MOTION PASSES

Item #8

ZONING CASE Z-2023-10700145 (Council District 4): (Continued from 07/18/2023)

A request for a change in zoning from "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 Auto and Light Truck Repair to "RM-4 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 2, Block 43, NCB 19300, located at 9927 Westover Bluff. Staff recommends Approval. (Mark Chavez, Planner, (210) 207-7395, mark.chavez@sanantonio.gov, Development Services Department)

Staff mailed 20 notices to property owners within 200 feet, 1 returned in favor, 0 returned in opposition; no Neighborhood Association.

No Public Comment.

Motion: Commissioner Greathouse to approve item as presented

Second: Commissioner Barros

In Favor: Unanimous

Opposed: None

MOTION PASSES

Item #13

ZONING CASE Z-2023-10700158 CD (Council District 8): 08/01/2023

A request for a change in zoning from "O-2" High-Rise Office District, "C-2 CD" Commercial District with a Conditional Use for Automotive and Light Truck Repair, "C-3NA" General Commercial Nonalcoholic Sales District to "C-2 CD" Commercial District with a Conditional Use for Auto and Light Truck Repair on 1.728 acres out of NCB 14702, located at 9617 Huebner Road. Staff recommends Approval. (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department)

Staff mailed 21 notices to property owners within 200 feet, 1 returned in favor, 0 returned in opposition; no Neighborhood Association.

Voicemails

- Sue Snyder, is in support.

Tony Pena (applicant's representative), amends at podium to C2-NA.

No Public Comment.

Motion: Commissioner Greathouse to approve item as presented

Second: Commissioner Barros
In Favor: Unanimous
Opposed: None

MOTION PASSES

Item #15

ZONING CASE Z-2023-10700161 (Council District 1): 08/01/2023

A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on Lot 32, NCB 12025, located at 123 East Rampart Drive. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 43 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no response from Shearer Hills/Ridgeview Neighborhood Association.

No Public Comment

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

MOTION PASSES

Item # 18

ZONING CASE Z-2023-10700164 (Council District 10): 08/01/2023

A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on 1.359 acres out of NCB 17196, located at 4400 Stahl Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2023-11600042) (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 22 notices to property owners within 200 feet, 0 returned in favor, 1 returned in opposition; no response from British Commons Neighborhood Association, Northern Hills Neighborhood Association.

No Public Comment

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

MOTION PASSES

Item #21**ZONING CASE Z-2023-10700167 (Council District 3):** 08/01/2023

A request for a change in zoning from "C-2 RIO-5 MC-2 AHOD" Commercial River Improvement Overlay 5 South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District and "C-2 RIO-5 AHOD" Commercial River Improvement Overlay 5 Airport Hazard Overlay District to "PUD MF-18 RIO-5 MC-2 AHOD" Planned Unit Development Limited Density Multi-Family River Improvement Overlay 5 South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District with a 10-foot reduced perimeter setback along South Presa Street and Old Corpus Christi Road and "PUD MF-18 RIO-5 AHOD" Planned Unit Development Limited Density Multi-Family River Improvement Overlay 5 Airport Hazard Overlay District with a 10-foot reduced perimeter setback along South Presa Street and Old Corpus Christi Road on Lot 19, NCB 10930, located at 7303 Old Corpus Christi Road. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 10 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no response from Hot Wells Mission Reach Neighborhood Association.

No Public Comment

Motion: Commissioner Greathouse to approve item as ammended
Second: Commissioner Barros
In Favor: Unanimous
Opposed: None

MOTION PASSES**Item #22****ZONING CASE Z-2023-10700170 (Council District 2):** 08/01/2023

A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on Lots 5-8, Block 2, NCB 493, generally located in the 1400 block of North Hackberry Street. Staff recommends Approval. (Adolfo Gonzalez, Zoning Planner, (210) 207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department)

Staff mailed 11 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no response from Government Hill Alliance.

No Public Comment.

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

MOTION PASSES

CONTINUANCE HEARING TO 08/15/2023**Item #2****ZONING CASE Z-2023-10700067 (Council District 1):** (Continued from 07/18/2023)

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; Monte Vista and Tobin Hill Neighborhood Association are opposed.

No Public Comment

Motion: Commissioner Greathouse to approve item for continuance to August 15, 2023
Second: Commissioner Watson
In Favor: Unanimous
Opposed: None

MOTION PASSES**Item #4****ZONING CASE Z-2023-10700101 (Council District 1):** Continued from 07/18/2023

A request for a change in zoning from "IDZ RIO-2 AHOD" Infill Development Zone River Improvement Overlay 2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "MF-50" Multi-Family District to "IDZ-3 RIO-2 AHOD" High Intensity Infill Development Zone River Improvement Overlay 2 Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District and "MF-50" Multi-Family District on Lots 1 and 2, Block 17, NCB 974, located at 218 East Josephine Street. Staff recommends Approval. (Adolfo Gonzalez, Zoning Planner, 210-207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department)

Staff mailed 16 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; Tobin Hill Community Neighborhood Association is in support.

No Public Comment

Motion: Commissioner Greathouse to approve item for continuance to August 15, 2023
Second: Commissioner Watson
In Favor: Unanimous
Opposed: None

MOTION PASSES

Item #6**ZONING CASE Z-2023-10700137 (Council District 1):** Continued from 07/18/2023

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 to "IDZ-2 UC-4 AHOD" Medium Intensity Infill Development Zone North St. Mary's Street Urban Corridor Airport Hazard Overlay District with uses permitted for eight (8) dwelling units on the north 60 feet of the south 114.6 feet of Lots 1 and 2, the south 54.6 feet of Lots 1 and 2, and the north 7.9 feet of Lots 7 and 8, Block 5, NCB 831, located at 314 and 316 McLane Street. Staff recommends Approval. (Mark Chavez, Planner, (210) 207-7395, Mark.Chavez@Sanantonio.Gov, Development Services Department)

Staff mailed 13 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; Tobin Hill Neighborhood Association did not respond; 1 in opposition outside 200 feet.

Voicemails

- Kathryn Ruckman, is in opposition.

Commissioner Nix Joined the meeting at 1:28 P.M.

No Public Comment

Motion: Commissioner Greathouse to approve item for continuance to August 15, 2023
Second: Commissioner Watson
In Favor: Unanimous
Opposed: None

MOTION PASSES**Item #12****ZONING CASE Z-2023-10700150 (Council District 10):** 08/01/2023

A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 4, Block 1, NCB 13335, located at 1614 West Terra Alta Drive. Staff recommends Approval. (Mark Chavez, Planner, 210-207-7395, Mark.Chavez@sanantonio.gov, Development Services Department)

Staff mailed 13 notices to property owners within 200 feet, 1 returned in favor, 5 returned in opposition; Oak Park Northwood Neighborhood Association did not respond.

No Public Comment

Motion: Commissioner Greathouse to approve item for continuance to August 15, 2023
Second: Commissioner Watson
In Favor: Unanimous
Opposed: None

MOTION PASSES**Item #20**

ZONING CASE Z-2023-10700166 (Council District 3): 08/01/2023

A request for a change in zoning from "FR AHOD" Farm and Ranch Airport Hazard Overlay District to "MHC AHOD" Manufactured Home Conventional Airport Hazard Overlay District on 5.00 acres out of CB 4005, located at 14520 Pleasanton Road. Staff recommends Denial. (Associated Plan Amendment PA-2023-11600043) (Adolfo Gonzalez, Zoning Planner, (210) 207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department)

Staff mailed 12 notices to property owners within 200 feet, 4 returned in favor, 0 returned in opposition; no registered Neighborhood Association; outside 200 feet: 1 in favor outside 200 feet.

No Public Comment

Motion: Commissioner Greathouse to approve item for continuance to August 15, 2023
Second: Commissioner Watson
In Favor: Unanimous
Opposed: None

MOTION PASSES**CONTINUANCE HEARING TO 09/05/2023****Item #10****ZONING CASE Z-2023-10700073 CD (Council District 1):** 08/01/2023

A request for a change in zoning from "R-5" Residential Single-Family District to "R-5 CD" Residential Single-Family District with a Conditional Use for a Professional Office on Lot 16, NCB 11641, located at 5118 Vance Jackson Road. Staff recommends Denial. (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department)

Staff mailed 27 notices to property owners within 200 feet, 4 returned in favor, 5 returned in opposition; no registered Neighborhood Association within 200 feet; outside 200 feet: 2 in favor, in opposition 144. Colonial Hills Neighborhood Association is opposed.

Public Comment

- Alejandra Villareal, is in opposition.
- Kim Arellano, is in opposition.
- Jim Robertson, is in opposition.

Motion: Commissioner Greathouse to approve item for continuance to September 5, 2023
Second: Commissioner Barros
In Favor: Watson, Hui, Ortiz, Nix, Bustamante
Opposed: Reyes

MOTION PASSES

Item #17**ZONING CASE 6 (Council District 2): 08/01/2023**

A request for a change in zoning from "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Multi-Family Dwellings not to exceed 76 units per acre, Hotel, and Studio - sound and recording to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District, "C-3" General Commercial District, Multi-Family Dwellings not to exceed 100 units per acre; as well as the following uses: Live-Work Units; Bar and/or tavern with cover charge 3 or more days per week; Nightclub with cover charge 3 or more days per week; Alcohol beverage manufacture or brewery; Hotel taller than 35 feet; Beverage manufacture non-alcohol (including manufacturing and processing); Entertainment Venue (outdoor); Live Entertainment with and without cover charge 3 or more days per week (not including Food Service Establishments); and Food Service Establishments with cover charge 3 or more days per week (with or without accessory live entertainment) on 0.039 acres out of NCB 979, located at 500 East Grayson Street. Staff recommends Approval. (Adolfo Gonzalez, Zoning Planner, (210) 207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department)

Staff mailed 24 notices to property owners within 200 feet, 5 returned in favor, 0 returned in opposition; no response from Government Hill Alliance; outside 200 feet: 1 in favor.

No Public Comment

Motion: Commissioner Greathouse to approve item for continuance to September 5, 2023

Second: Commissioner Barros

In Favor: Watson, Hui, Ortiz, Nix, Bustamante

Opposed: Reyes

MOTION PASSES**INDIVIDUAL HEARING****Item #1****ZONING CASE Z-2023-10700133 CD S ERZD (Council District 9): 08/01/2023**

A request for a change in zoning from "RP MLOD-1 MLR-2 ERZD" Resource Protection Camp Bullis Military Lighting Overlay Military Region 2 Edwards Recharge Zone District and "C-2 MLOD-1 MLR-2 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to "C-2 CD S MLOD-1 MLR-2 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District for a Conditional Use for Office Warehouse (Flex Space) - Outside Storage Not Permitted and a Specific Use Authorization for Office Warehouse (Flex Space) - Outside Storage Not Permitted over the Edwards Recharge Zone District Lot P-6, Lot P-7A, Lot P-11, Lot P-15, Lot P-23, Lot P-24, and Lot P-25, NCB 17600, generally located in the 2000 block of Evans Road. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 76 notices to property owners within 200 feet, 2 returned in favor, 12 returned in opposition; no response from Encino Park Neighborhood Association or The Village At Encino Park HOA.

Concerns of drainage have been addressed. There will be 5-6 detention ponds.

Mike Escalante with SAWS- Resource Protection & Compliance Division reviewed the application for use of office warehouse flex space. 27.14-acre site is undeveloped with native trees and understory. The east, west, and southern boundaries are in a flood plain. All sensitive features are preserved within the flood plains. Buffer area will be provided adjacent to the flood plain. SAWS recommends approval with 50% impervious cover for the subject site. SAWS recommends approval with all environmental recommendations.

Applicant, Carolyn McDonald gives presentation on the 27+ acre property. Zoning will allow owner to develop multiple offices on the subject property. A 13-acre buffer is being preserved.

Voicemails

- Eileen Greebon, is in opposition.
- Kate Bulthuis, is in opposition.
- Ken Bulthuis, in in opposition.
- Kim and James Covington, are in opposition.
- Lee Rolling, is in opposition.

Public Comment

- Ann Bellvardo, is in opposition.

Rebuttal

Carloyn McDonald states property has never been a green belt and it has been zoned commercial since 2005.

Motion: Commissioner Barros to approve item as presented
Second: Commissioner Ortiz
In Favor: Reyes, Hui, Nix, Greathouse, Sipes, Bustamante
Abstain: Watson
Opposed: None

MOTION PASSES

Item # 5

ZONING CASE Z-2023-10700116 (Council District 5): Continued from 7/18/2023

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 "MF-33 MLOD-2 MLR-1 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lots 4 and 5, Block 3, NCB 8250 located at 222 Northwest 36th Street. Staff recommends Denial, with Alternate Recommendation. (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department)

Staff mailed 36 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; Memorial Heights Neighborhood Association is neutral, no response from Los Puentes Neighborhood Association; outside 200 feet, 3 in favor, and 1 in opposition.

Applicant, Javier Yui is present and formally amends to MF-25.

Voicemails

- Adriana Hernandez Castillo, is in support.
- Lorenzo Villareal, is opposition.
- Maria Villega, is in opposition.
- Mr. Franco, is in opposition.
- Richard Garcia, is in opposition with an alternate recommendation.

Public Comment

- Wilmer Bising, is in support.
- Nicole Ortega, is in support.

Rebuttal

Mr. Yui states the surrounding areas are already multifamily. Drainage has been addressed and the has to do with initial development and the engineer will conduct studies in the property. Mitigation will be used.

Motion: Commissioner Bustamante to approve item as amended
Second: Commissioner Nix
In Favor: Unanimous
Opposed: None

MOTION PASSES**Item #9****ZONING CASE Z-2023-10700071 S HL (Council District 8): 08/01/2023**

A request for a change in zoning from "C-2" Commercial District to "C-2 S" Commercial District with a Specific Use Authorization for Bar and/or Tavern Without Cover Charge 3 or More Days Per Week on Lot 6, Block 2, NCB 16957 and "C-2 S HL" Commercial Historic Landmark District with a Specific Use Authorization for Bar and/or Tavern Without Cover Charge 3 or More Days Per Week on 0.0565 acres out of NCB 16957, located at 11115 Wurzbach Road. Staff recommends Approval. (Kellye Sanders, Planning Coordinator, 210-207-2187, kellye.sanders@sanantonio.gov, Development Services Department)

Staff mailed 176 notices to property owners within 200 feet, 8 returned in favor, 22 returned in opposition; no registered Neighborhood Association within 200 feet; outside 200 feet; 3 in support.

Applicant, Carolyn McDonald is present. Ms. McDonald is proposing to rezone to C-2 S commercial district with a specific use authorization for bar/r tavern without cover charge 3 or more days per week.

Public Comment

- Christopher Sanchez, is in opposition.

Rebuttal

Ms. McDonald states that she has been working with the St. Matthew Church and they are in support of their request.

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

MOTION PASSES**Item #14****ZONING CASE Z-2023-10700159** (Council District 1): 08/01/2023

A request for a change in zoning from "RM-4 H AHOD" Residential Mixed King William Historic Airport Hazard Overlay District to "IDZ-2 H AHOD" Medium Intensity Infill Development Zone King William Historic Airport Hazard Overlay District with uses permitted for five (5) dwelling units on Lots 17 and 18, Block 1, NCB 2966, located at 506 and 510 Stieren Street. Staff recommends Approval. (Adolfo Gonzalez, Zoning Planner, (210) 207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department)

Staff mailed 37 notices to property owners within 200 feet, 0 returned in favor, 4 returned in opposition, outside 200 feet, 1 in opposition. No response from King William Neighborhood Association.

Applicant, Idowu Ntoka, is present and gives presentation on affordable home project.

Voicemails

- Joan Frias, is in opposition.
- Kristen Casey, is in opposition.
- Mickey Conrand, is in support.
- Nancy Diehl, is in opposition.
- Peggy Ramsey, is in opposition.
- Rob Beach, is in opposition.
- Rosemary Dana, is in opposition.

Public Comment

- Mark Hogensen, is in opposition
- Steve Strain, is in opposition.
- Joan Cheever, is in opposition.

Rebuttal

Idowu Ntoka, intends to develop land and not destroy its beauty.

Motion: Commissioner Greathouse to approve item for continuance to August 15, 2023

Second: Commissioner Watson
In Favor: Unanimous
Opposed: None

MOTION PASSES

RECESS 3:22 P.M.

BACK IN SESSION 3:33 P.M.

Item #16

ZONING CASE Z-2023-10700162 (Council District 2): 08/01/2023

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 "MF-33" Multi-Family District on the east 115 feet of Lot 6, NCB 981, located at 1421 Austin Street. Staff recommends Approval. (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department)

Staff mailed 25 notices to property owners within 200 feet, 3 returned in favor, 0 returned in opposition; Government Hill Alliance is in favor; outside 200 feet 2 in favor, 1 in opposition.

Applicant, Ammon Arthur Farzanpour amends application for use as permitted in C2.

Voicemail

- Valerie Cortez, is in opposition.

No Public Comment

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

MOTION PASSES

Item #19

ZONING CASE Z-2023-10700165 CD (Council District 1): 08/01/2023

A request for a change in zoning from "R-4 H UC-5 AHOD" Residential Single-Family Monte Vista Historic Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District to "R-4 CD H UC-5 AHOD" Residential Single-Family Monte Vista Historic 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. (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department)

Staff mailed 80 notices to property owners within 200 feet, 4 returned in favor, 4 returned in opposition; Monte Vista Historical Association and Tobin Hill Community are opposed.

Applicant, Paul Fletcher is seeking to change zoning to R-4 CD H UC-5 AHOD Re4sidentail Single-Family Historic Monte Vista Main Avenue/McCullough Avenue Urban Corridor Airport Overlay District with a conditional use for a gift shop.

Commissioner Ortiz exits at 3:50 P.M.

Commissioner Bustamante exits at 4:03 P.M

Commissioner Bustamante enters at 4:06 P.M.

Commissioner Barros exits at 4:10 P.M.

Voicemails

- Albert Clayton, is in opposition.
- Alicia Wineinger, is in support.
- Annette Vallejo, is in opposition.
- Barbra Evans, is in opposition.
- Bobby Stone, is in opposition.
- Charles Gonzales, in opposition.
- Elina Osherow, is in opposition.
- Frank Lopez, is in opposition.
- Janice Clayton, is in opposition.
- Jean Brady, is in opposition.
- Jocelyn Mccusker, is in opposition.
- Jose Rodriguez, is in opposition.
- Judith Warren, is in opposition.
- Kristin Kellum, is in opposition.
- Linda Daniels, is in opposition.
- Lynn Boyd, is in opposition.
- Michael Mehl, is in opposition.
- Michael Tall, is in opposition
- Pam Thomas, is in opposition.
- Paul and Christine Mayer, are in opposition.
- Paul Kinnison, is in opposition.
- Peter Hugill, is in opposition.
- Rachel Portillo, is in opposition.
- Raul Cantu, is in opposition.
- Richard Noll, is in opposition.
- Rick Schnell, is in opposition.
- Rick Wilson, is in opposition.
- Robert Barros, is in opposition.
- Rosanne White, is in opposition.
- Ryan Reed, is in opposition.

- Susan Yvanovich, in opposition.
- Tom Karam, is in opposition.
- Toni Van Buren, is in opposition.
- Yolanda Garcia, is in opposition.

Public Comment

- Carl Rubin Teague, is in opposition.
- Cecila Osherow, is in opposition.
- Rany Osherow, is in opposition.
- Tony Garcia, is in opposition.
- Ann Vanpelt is in opposition.
- Adam Terenyi, is in favor.

Rebuttal

Mr. Fletcher further states that the shop will be no more than 300 feet and intends to protect the neighborhood.

Motion: Commissioner Greathouse to deny item as presented
Second: Commissioner Watson
In Favor: Unanimous
Opposed: None

MOTION PASSES

Minutes

Consideration and approval of July 18, 2023 Zoning Commission Minutes.

Motion: Chair Sipes to approve item as presented
Second: Commissioner Watson
In Favor: Reyes, Hui, Nix, Greathouse
Abstain: Bustamante
Opposed: None

MOTION PASSES

Director's Report – No report at this time.

Adjournment.

There being no further business, the meeting was adjourned at 5:07 P.M.

APPROVED BY: _____ or _____
Robert Sipes, Chair

DATE: _____

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