

City of San Antonio



DRAFT

Zoning Commission Minutes

Development and Business

Services Center

1901 South Alamo

September 21, 2021

1:00PM

1901 S. Alamo

Zoning Commission Members

A majority of appointive Members shall constitute a quorum.

John Bustamante, Chair, District 5

Robert Sipes, Vice-Chair, District 7

Summer Greathouse, Pro-Tem, District 1

| Taylor Watson, District 2 | Charles Fuentes- District 3 | Suren Kamath, District 4 |
| Kin Hui - District 6 | Dr. Francine Romero, District 8 | Marco Barros, District 9
Marc Whyte, District 10 | Gayle McDaniel, Mayor |

1:00 P.M. - Call to Order, Videoconference

- Roll Call

- **Present:** Watson, Fuentes, Kamath, Hui, Romero, Barros, Whyte, McDaniel (virtual), Greathouse, Sipes, Bustamante

- **Absent:** None

- **SeproTec translators were present.**

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

Item #1	ZONING CASE Z-2021-10700154 has been Withdrawn.
Item #2	ZONING CASE Z-2021-10700211 has been Postponed
Item #3	ZONING CASE Z-2021-10700216 has been Postponed.
Item #4	ZONING CASE Z-2020-10700230 S ERZD has been Postponed.
Item #16	ZONING CASE Z-2021-10700215 CD has been Withdrawn.

Public Hearing and Consideration of the following Cases:

COMBINED CONSENT AGENDA #1:

Commissioner Greathouse steeped out of the Zoning Commission meeting at 1:10 and returned at 1:12 pm.

Item # 9 **(Continued from 09/07/2021): ZONING CASE Z-2021-10700181 (Council District 8):** A request for a change in zoning from “C-1” Light Commercial District, “C-2” Commercial District, “C-2NA” Commercial Non-Alcoholic Sales District, “C-2NA CD” Commercial Non-Alcoholic Sales District with a Conditional Use for Auto Paint and Body Center, “C-3 R” General Commercial Restrictive Alcoholic Sales District to “MF-18” Limited Density Multi-Family District on 9.951 acres out of NCB 16466 and NCB 18523, located at 6460 Babcock Road. Staff recommends Approval. (Alina Phillips, Large Area Rezoning Manager, 210-207-7227, alina.philipps@sanantonio.gov, Development Services Department)

Staff stated 38 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and the Tanglewood Neighborhood Association submitted deed restrictions to the applicant.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Barros.

In Favor: Watson, Fuentes, Kamath, Hui, Romero, Barros, Whyte, McDaniel, Sipes, Bustamante

Opposed: None

Abstained: Greathouse

Motion Carried as Approval

Item # 11 **ZONING CASE Z-2021-10700209 CD (Council District 4):** 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 "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on the south 60 feet of Lot 10, Block 12, NCB 15503, located at 2516 Southwest Loop 410. Staff recommends Approval. (Forrest Wilson, Planner, (210) 207-0157, forrest.wilson@sanantonio.gov, Development Services Department).

Staff stated 11 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and the Lackland Terrace Neighborhood Association is in favor.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Barros.

In Favor: Watson, Fuentes, Kamath, Hui, Romero, Barros, Whyte, McDaniel, Sipes, Bustamante

Opposed: None

Abstained: Greathouse

Motion Carried as Approval

Item # 13 **ZONING CASE Z-2021-10700212 (Council District 5):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "C-3 NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 24 and Lot 26, Block 9, NCB 278, located at 716 South Frio Street. Staff recommends Approval. (Rebecca Rodriguez, Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)

Staff stated 40 notices were mailed to property owners within 200 feet, 0 returned in favor, 2 returned in opposition and the Historic Westside Neighborhood Association is in favor.

Public Comment:

Voicemail:

Leticia Sanchez, 1710 Veracruz, Westside Historic NA, favor.

Patrick Christensen, representative, amended the zoning request to include "NA".

Motion: Commissioner Sipes made a motion for Approval as Amended to "C-3 NA AHOD".

Second: Commissioner Barros.

In Favor: Watson, Fuentes, Kamath, Hui, Romero, Barros, Whyte, McDaniel, Sipes, Bustamante

Opposed: None

Abstained: Greathouse

Motion Carried as Approval as amended

Item # 14 **ZONING CASE Z-2021-10700213 (Council District 5)**: A request for a change in zoning from "C-3 NA HS MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Historic Significant Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 HS MLOD-2 MLR-2 AHOD" Residential Single-Family Historic Significant Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 9B, NCB 2431, located at 2113 Guadalupe Street. Staff recommends Approval. (Richard Bautista-Vazquez, Planner, (210)-207-0215, Richard.Bautista-Vazquez@sanantonio.com, Development Services).

Staff stated 28 notices were mailed to property owners within 200 feet, 2 returned in favor, 0 returned in opposition and the Westside Historic Neighborhood Association is in favor.

Public Comment:

Voicemail:

Leticia Sanchez, 1710 Veracruz, Westside Historic Neighborhood Association, favor.

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Barros.

In Favor: Watson, Fuentes, Kamath, Hui, Romero, Barros, Whyte, McDaniel, Sipes, Bustamante

Opposed: None

Abstained: Greathouse

Motion Carried as Approval

Combined Agenda #2**Item # 8 (Continued from 09/07/2021) ZONING CASE Z-2021-10700179 (Council District 1):**

A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-5 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 17, Block 7, NCB 2998, located at 506 East Ashby Place. Staff recommends Approval. (Daniel Hazlett, Development Services Manager (210) 207-8270, Daniel.Hazlett@sanantonio.gov; Development Services Department)

Staff stated 33 notices were mailed to property owners within 200 feet, 1 returned in favor, 0 returned in opposition, and no response from Tobin Hill Community Association.

No Public Comment

Motion: Commissioner Sipes made a motion for a continuance to October 19, 2021.

Second: Commissioner Greathouse.

In Favor: Watson, Fuentes, Kamath, Hui, Romero, Barros, Whyte, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Motion Carried for a continuance to October 19, 2021.

Item # 18 **ZONING CASE Z-2021-10700218 (Council District 8):** A request for a change in zoning from "R-6 MSAO-1 MLOD-1 MLR-1" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District, "R- 20 MSAO-1 MLOD-1 MLR-1" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District, and "MF-25 MSAO-1 MLOD-1 MLR-1" Low-Density Multi-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District to "MF-25 MSAO-1 MLOD-1 MLR-1" Low-Density Multi-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District and "R-6 MSAO-1 MLOD-1 MLR-1" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District on 21.22 acres out of NCB 18333, generally located in the 7000 Block of Heuermann Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2021- 11600072) (Mirko Maravi, Senior Planner, (210) 207-0107, Mirko.Maravi@sanantonio.gov, Development Services Department)

Staff stated 37 notices were mailed to property owners within 200 feet, 1 returned in favor, 2 returned in opposition, and the Friends of San Antonio Natural Areas Neighborhood Association are in opposition. Outside the 200 feet radius; 4 notices received in favor and 30 notices received in opposition.

No Public Comment

Motion: Commissioner Sipes made a motion for a continuance to October 19, 2021.

Second: Commissioner Greathouse.

In Favor: Watson, Fuentes, Kamath, Hui, Romero, Barros, Whyte, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Motion Carried for a continuance to October 19, 2021.

Item # 10 **ZONING CASE Z-2021-10700114 (Council District 2):** A request for a change in zoning from "RM-4 MLOD-3 MLR-2 AHOD" Residential Mixed Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "R-5 MLOD-3 MLR-2 AHOD" Residential Single Family Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District and "R-5 AHOD" Residential Single Family Airport Hazard Overlay District to "MHC MLOD-3 MLR-2 AHOD" Manufactured Housing Conventional Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "MHC AHOD" Manufactured Housing Conventional Airport Hazard Overlay District on 2.9479 acres out of NCB 12180, located at 4618 Webbles Street. Staff recommends Approval. (Catherine Hernandez, DSD Administrator, 210-207-5085, catherine.hernandez@sanantonio.gov, Development Services Department)

Staff stated 28 notices were mailed to property owners within 200 feet, 1 returned in favor, 4 returned in opposition, and no registered neighborhood association.

Public Comment:

Manuel Venegas, 154 Newport Dr, spoke in opposition.

Daniel Lee, 306 Newport Dr, spoke in opposition.

Emily Lee, 306 Newport Dr, spoke in opposition.

Sharon Staywin Buyer, 302 Park, spoke in opposition.

Motion: Commissioner Sipes made a motion for a continuance to October 5, 2021.

Second: Commissioner Fuentes

In Favor: Watson, Fuentes, Kamath, Hui, Romero, Barros, Whyte, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Motion Carried for a continuance to October 5, 2021.

Item # 15 **ZONING CASE Z-2021-10700214 (Council District 3):** A request for a change in zoning from "I-1 H AHOD" General Industrial Mission Historic Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "MF-33 H AHOD" Multi-Family Mission Historic Airport Hazard Overlay District on Lot P-102, NCB 10917, located in the 9400 Block of Southeast Loop 410. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2021-11600071) (Roland Arsate, Planner (210) 207-3074, roland.arsate@sanantonio.gov, Development Services Department)

Staff stated 18 notices were mailed to property owners within 200 feet, 0 returned in favor, 5 returned in opposition, and the Villa Coronado Neighborhood Association is in opposition.

No Public Comment

Motion: Commissioner Sipes made a motion for a continuance to October 5, 2021.

Second: Commissioner Fuentes

In Favor: Watson, Fuentes, Kamath, Hui, Romero, Barros, Whyte, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Motion Carried for a continuance to October 5, 2021.

Individual Items:**Item # 5**

ZONING CASE Z-2021-10700106 CD ERZD (Council District 8): A request for a change in zoning from "R-6 MLOD-1 MLR-2" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "R-6 CD MLOD-1 MLR-2" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for two (2) dwelling units on Lot 29, Block 12, NCB 14752, generally located in the 6900 Block of Hausman Road. Staff recommends Denial. (Lorianne Thennes, Senior Planner, 210-207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

Kristie Flores, Zoning Planning Manager, presented the case to the commission.

Staff stated 11 notices were mailed to property owners within 200 feet, 0 returned in favor, 5 returned in opposition, and no registered neighborhood association. Outside the 200 feet radius; 31 notices received in opposition.

Mike Escalante, SAWS representative, stated SAWS recommends Approval with recommendations as stated in the SAWS report.

Shapour Olia, applicant, stated the request is to turn the house into a duplex for his family.

Public Comment:

Voicemails:

Alberto Virgin, 6818 Willow Oak, opposition.

Ana Maria & Carlos Gonzalez, 6803 Willow Oak, opposition.

Marisol Mendoza, 6811 Willow Oak, opposition.

Rebecca Somohano, 6925 Willow Oak, opposition.

Sandra Aguirre, 6826 Willow Oak, opposition.

The Commission asked the applicant questions concerning the request. The Applicant responses were heard by the Commission as well as other testimonies offered, followed by a discussion among members before the vote.

Motion: Commissioner Romero made a motion for Denial.

Second: Commissioner McDaniel

In Favor: Watson, Fuentes, Kamath, Hui, Romero, McDaniel, Greathouse, Sipes, Bustamante

Opposed: Barros, Whyte

Motion Carried as Denial with a vote of 9-2.

Item # 6 **ZONING CASE Z-2021-10700184 ERZD (Council District 8):** 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-18 ERZD” Limited Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District on 20.0 acres out of CB 4552, generally located in the 16000 Block of Kyle Seale Parkway. Staff recommends Approval. (Kayla Leal, Senior Planner, (210) 207-0197, Kayla.Leal@sanantonio.gov, Development Services Department)

Kristie Flores, Zoning Planning Manager, presented the case to the commission.

Staff stated 5 notices were mailed to property owners within 200 feet, 1 returned in favor, 0 returned in opposition, and no registered neighborhood association.

Mike Escalante, SAWS representative, stated SAWS recommends Approval with recommendations as stated in the SAWS report.

Mike Barr, SAWS representative, stated SAWS recommends Approval with recommendations as stated in the SAWS report.

Ashley Farrimond, KGF representative, stated the request is for an apartment development of approximately 300 units. She answered the questions from the commissioners.

No Public Comment

The Commission asked the applicant questions concerning the request. The Applicant responses were heard by the Commission as well as other testimonies offered, followed by a discussion among members before the vote.

Motion: Commissioner Romero made a motion for Approval with SAWS recommendations.

Second: Commissioner Barros

In Favor: Watson, Fuentes, Kamath, Hui, Romero, Barros, Whyte, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Motion Carried as Approval

Item # 7 **ZONING CASE Z-2021-10700198 ERZD (Council District 8):** 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 "R-20 S MLOD-1 MLR- 2 ERZD" Residential Estate Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with Specific Use Authorization for a Child Care (Licensed Child Care) on Lot 11, Block 14, NCB 14769, located at 7406 Wild Eagle Street. Staff recommends Approval. (Joyce Palmer, Senior Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).

Kristie Flores, Zoning Planning Manager, presented the case to the commission.

Staff stated 17 notices were mailed to property owners within 200 feet, 0 returned in favor, 2 returned in opposition, and no response from the Hills and Dales Neighborhood Association. Outside the 200 feet radius; 9 notices received in opposition. A petition received with 48 signatures in opposition: 16 signatures representing 8 properties within the 200 feet radius, and 32 signatures from property owners outside the 200 feet radius.

Mike Escalante, SAWS representative, stated SAWS recommends Approval with recommendations as stated in the SAWS report.

Adrianna Becerra, applicant, stated the project is to turn her present school into a licensed daycare for younger children. She stated she has tried to work with the neighbors and surround community.

Public Comment:

Karen Horadam, 7326 Wild Eagle, spoke in opposition.

Donald Horadam, 2326 Wild Eagle, spoke in opposition.

Sarah Wright, 7331 Shady Hollow, spoke in opposition.

Ernest Lamza, 7414 Wild Eagle, spoke in opposition.

Henry Wright, 7331 Shady Hollow, spoke in opposition.

Jim Harnish, 7751 Wild Eagle, stated concerns as neutral.

Voicemails:

Lawrence Morris, 7415 Wild Eagle, opposition.

Roberta Surette, 15328 Oak Grove, opposition.

The Commission asked the applicant questions concerning the request. The Applicant responses were heard by the Commission as well as other testimonies offered, followed by a discussion among members before the vote.

Motion: Commissioner Romero made a motion for Denial.

Second: Commissioner McDaniel

In Favor: Watson, Fuentes, Kamath, Hui, Romero, McDaniel, Sipes, Bustamante

Opposed: Barros, Whyte, Greathouse

Motion Carried as Denial with a vote of 8-3.

Item # 12 **ZONING CASE Z-2021-10700210 CD (Council District 6):** A request for a change in zoning from "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport and "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 2 residential units to "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Warehousing on Lot 10 through Lot 13, and Lot 15, Block 18, NCB 8991 and 0.0045 acres out of NCB 8991 located at 1002, 1014, 1034 Southwest 39th Street, and 2631 and 2639 Castroville Road. Staff recommends Denial. (Rebecca Rodriguez, Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department).

Kristie Flores, Zoning Planning Manager, presented the case to the commission.

Staff stated 34 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and no registered neighborhood association.

Patrick Christensen, representative, stated the request is for a roofing company to build additional space.

Public Comment:

Voicemail:

Ruben & Esperanza Reyes, 2615 Castroville Rd, opposition.

The Commission asked the applicant questions concerning the request. The Applicant responses were heard by the Commission as well as other testimonies offered, followed by a discussion among members before the vote.

Motion: Commissioner Hui made a motion Approval.

Second: Commissioner Watson

In Favor: Watson, Fuentes, Kamath, Hui, Romero, Barros, Whyte, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Motion Carried as Approval

Item # 17 **ZONING CASE Z-2021-10700217 (Council District 2):** 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-3 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 9, Block 3, NCB 3393, located at 1431 East Crockett Street. Staff recommends Approval. (Forrest Wilson, Planner, (210) 207-0157, forrest.wilson@sanantonio.gov, Development Services Department)

Kristie Flores, Zoning Planning Manager, presented the case to the commission.

Staff stated 33 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition. No response from the Dignowity Hill and Jefferson Heights Neighborhood Associations.

Isabel Arellano, applicant, stated the request is build a new home on the property.

No Public Comment

The Commission asked the applicant questions concerning the request. The Applicant responses were heard by the Commission as well as other testimonies offered, followed by a discussion among members before the vote.

Motion: Commissioner Fuentes made a motion Approval.

Second: Commissioner Watson

In Favor: Watson, Fuentes, Kamath, Hui, Romero, Barros, Whyte, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Motion Carried as Approval

Item # 19 Consideration and Approval of the September 7, 2021, Zoning Commission Meeting Minutes.

Motion: Commissioner Sipes made a motion for Approval as amended.

Second: Commissioner Barros

In Favor: Watson, Fuentes, Kamath, Hui, Romero, Barros, Whyte, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Motion Carried as Approval as amended

Adjournment

There being no further business, the meeting was adjourned at 3:53 pm

APPROVED BY: _____ or _____
John Bustamante, Chair

DATE: _____

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