

City of San Antonio



**DRAFT**

**Zoning Commission Minutes**  
Development and Business  
Services Center  
1901 South Alamo

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October 5, 2021

1:00PM

1901 S. Alamo

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**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, Greathouse, Sipes, Bustamante
- **Absent:** McDaniel
- **SeproTec translators were present.**

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

**Item #1            ZONING CASE Z-2021-10700139 S has been Withdrawn.**  
**Item #2            ZONING CASE Z-2021-10700222 has been Postponed**  
**Item #3            ZONING CASE Z-2021-10700231 has been Postponed.**

*Public Hearing and Consideration of the following Cases:*

**COMBINED CONSENT AGENDA #1:**

**Item # 7**

**ZONING CASE Z-2020-10700015 (Council District 9):** A request for a change in zoning from "C-3 MLOD-1 MLR-2 AHOD" General Commercial Camp Bullis Military Lighting Overlay District Military Lighting Region 2 Airport Hazard Overlay District, "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-2 MLOD-1 MLR-2 AHOD" Commercial Camp Bullis Military Lighting Overlay District Military Lighting Region 2 Airport Hazard Overlay District to "BP MLOD-1 MLR-2 AHOD" Business Park Camp Bullis Military Lighting Overlay District Military Lighting Region 2 Airport Hazard Overlay District and "BP AHOD" Business Park Airport Hazard Overlay District on 54.564 acres out of NCB 12059, generally located in the 12000 block of West Avenue. Staff recommends Approval. (Kristie Flores, Planning Manager, (210) 207-5889, kristie.flores@sanantonio.gov, Development Services Department)

Staff stated 30 notices were mailed to property owners within 200 feet, 1 returned in favor, 1 returned in opposition, and no registered neighborhood association.

**No Public Comment**

**Motion:** Commissioner Sipes made a motion for Approval.

**Second:** Commissioner Barros.

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

**Opposed:** None

**Motion Carried as Approval**

**Item # 10**

**ZONING CASE Z-2021-10700221 (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 “MHC MLOD-2 MLR-1 AHOD” Manufacturing Housing Conventional Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 25, Block 2, NCB 15663, located at 5423 Gwenda Lea Street. Staff recommends Approval. (Rebecca Rodriguez, Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)

Staff stated 38 notices were mailed to property owners within 200 feet, 4 returned in favor, 0 returned in opposition, and no response from the Southwest Community Association. Outside the 200 feet radius; 15 notices received 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, Greathouse, Sipes, Bustamante

**Opposed:** None

**Motion Carried as Approval**

**Item # 11**

**ZONING CASE Z-2021-10700223 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 Office/Warehouse on Lot P-37, NCB 16001, generally located at 5800 Ray Ellison Boulevard. Staff recommends Approval, with Conditions. (Rebecca Rodriguez, Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)

Staff stated 34 notices were mailed to property owners within 200 feet, 2 returned in favor, 1 returned in opposition and no response from the People Active in Community Effort.

Zoning Request Amended with the following conditions:

- An eight (8) foot solid screened fence abutting residential zoning and/or uses.
- Downward facing lighting, directed away from abutting residential zoning and/or uses.
- A 15-foot Type B Landscape buffer to the rear of the property.

**No Public Comment**

**Motion:** Commissioner Sipes made a motion for Approval as Amended with the following conditions:

- An eight (8) foot solid screened fence abutting residential zoning and/or uses.
- Downward facing lighting, directed away from abutting residential zoning and/or uses.
- A 15-foot Type B Landscape buffer to the rear of the property.

**Second:** Commissioner Barros.

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

**Opposed:** None

**Motion Carried as Approval as Amended with Conditions.**

**Item # 12**

**ZONING CASE Z-2021-10700225 CD (Council District 4):** A request for a change in zoning from "I-2 MLOD-2 MLR-1 AHOD" Heavy Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "I-1 MLOD-2 MLR-1 AHOD" General Industrial 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 Conditional Use for Motor Vehicle Sales (Full Service) with Outside Storage, located at 3537 and 3523 Southwest Military Drive, and 1228 New Laredo Highway. Staff recommends Approval. (Rebecca Rodriguez, Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)

Staff stated 18 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition and no response from the Quintana Neighborhood Association.

**No Public Comment**

**Motion:** Commissioner Sipes made a motion for Approval.

**Second:** Commissioner Barros.

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

**Opposed:** None

**Motion Carried as Approval**

**Item # 14**

**ZONING CASE Z-2021-10700227 (Council District 10):** A request for a change in zoning from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District, "C-3 AHOD" General Commercial Airport Hazard Overlay District, and "MF-33 AHOD" Multifamily Airport Hazard Overlay District to "MF-33 AHOD" Multifamily Airport Hazard Overlay District on Lot P-1 and Lot P-5, NCB 16583, generally located in the 17000 Block of Green Mountain Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2021- 11600074) (Richard Bautista-Vazquez, Planner, (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)

Staff stated 11 notices were mailed to property owners within 200 feet, 0 returned in favor, 1 returned in opposition and no response from the Green Mountain Homeowners Association.

**No Public Comment**

**Motion:** Commissioner Sipes made a motion for Approval.

**Second:** Commissioner Barros.

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

**Opposed:** None

**Motion Carried as Approval**

**Item # 16**

**ZONING CASE Z-2021-10700229 (Council District 5):** A request for a change in zoning from "C-3R MLOD-2 MLR-2 AHOD" General Commercial Restrictive Alcoholic Sales 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 0.410 acres of NCB 9024, located at 4800 West Commerce Street. Staff recommends Approval. (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)

Staff stated 15 notices were mailed to property owners within 200 feet, 1 returned in favor, 0 returned in opposition and the Prospect Hill 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, Greathouse, Sipes, Bustamante

**Opposed:** None

**Motion Carried as Approval**

**Item # 17**

**ZONING CASE Z-2021-10700230 (Council District 7):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on Lot 2, Block 5, NCB 18575, located at 7860 Mainland Drive. Staff recommends Approval. (Forrest Wilson, Planner, (210) 207-0157, forrest.wilson@sanantonio.gov, Development Services Department)

Staff stated 17 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition and no registered neighborhood association.

**Public Comment:**

Applicant signed in to speak but passed.

**Motion:** Commissioner Sipes made a motion for Approval.

**Second:** Commissioner Barros.

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

**Opposed:** None

**Motion Carried as Approval**

**Item # 18**      **ZONING CASE Z-2021-10700232 (Council District 3):** A request for a change in zoning from "C-3" General Commercial District to "I-1" General Industrial District on 7.540 acres out of CB 4136, generally located in the 20000 Block of Eagle Ford Way. 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 no registered neighborhood association.

**No Public Comment**

**Motion:** Commissioner Sipes made a motion for Approval.

**Second:** Commissioner Barros.

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

**Opposed:** None

**Motion Carried as Approval**

**Item # 19**

**ZONING CASE Z-2021-10700233 CD (Council District 6):** A request for a change in zoning from "C-2" Commercial District and "C-3 CD" General Commercial District with Conditional Use for a Contractor's Yard with Outside Storage to "C-2 CD" Commercial District with Conditional Use for Auto Paint & Body (Repair with outside storage of vehicle and parts, Screened from view adjacent property & Right of Way) on Lot 1, Block 17, NCB 18837, located at 10229 Culebra Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA- 2021-11600076) (Forrest Wilson, Planner, (210) 207-0157, forrest.wilson@sanantonio.gov, Development Services Department).

Staff stated 21 notices were mailed to property owners within 200 feet, 0 returned in favor, 1 returned in opposition and no registered neighborhood association.

**No Public Comment**

**Motion:** Commissioner Sipes made a motion for Approval.

**Second:** Commissioner Barros.

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

**Opposed:** None

**Motion Carried as Approval**

**Item # 20**

**ZONING CASE Z-2021-10700234 (Council District 3):** A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 25.637 acres out of NCB 10879, generally located in the 8300 Block of Research Plaza. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2021-11600075) (Mirko Maravi, Senior Planner, (210) 207-0107, Mirko.Maravi@sanantonio.gov, Development Services Department)

Staff stated 6 notices were mailed to property owners within 200 feet, 0 returned in favor, 1 returned in opposition and no registered neighborhood association.

**No Public Comment**

**Motion:** Commissioner Sipes made a motion for Approval.

**Second:** Commissioner Barros.

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

**Opposed:** None

**Motion Carried as Approval**

**Item # 21**

**ZONING CASE Z-2021-10700235 (Council District 6):** A request for a change in zoning from "C-3 GC-2" General Commercial Highway 151 Gateway Corridor District to "MF-33 GC-2" Multi-Family Highway 151 Gateway Corridor District on 4.0 acres of NCB 17642, located generally in the 12000 Block of State Highway 151. Staff recommends Approval. (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)

Staff stated 6 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition and the Mountain View Acres Neighborhood Association is in favor. Outside the 200 feet radius; 1 notices received 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, Greathouse, Sipes, Bustamante

**Opposed:** None

**Motion Carried as Approval**

**Item # 23**

**ZONING CASE Z-2021-10700239 (Council District 10):** A request for a change in zoning from "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with Specific Use Authorization for Manufacturing of Cement to "ED AHOD" Entertainment Airport Hazard Overlay District on 13.843 acres out of NCB 14945, located at 10440 Wurzbach Parkway. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2021-11600079) (Joyce Palmer, Senior Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).

Staff stated 7 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition and no response from the Hills of Park North Neighborhood Association.

**No Public Comment**

**Motion:** Commissioner Sipes made a motion for Approval.

**Second:** Commissioner Barros.

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

**Opposed:** None

**Motion Carried as Approval**

**Commissioner Greathouse recused from the Zoning Commission meeting at 1:15 pm and returned at 1:17 pm.**

**Combined Agenda #2**

**Item # 13**

**ZONING CASE Z-2021-10700226 (Council District 2):** A request for a change in zoning from "R-6 CD EP-1 MLOD-3 MLR-2 AHOD" Residential Single-Family Facility Parking/Traffic Control Martindale Military Lighting Overlay Military Lighting Region Airport Hazard Overlay District with a Conditional Use for a Learning Center to "RM-4 EP-1 MLOD-3 MLR-2 AHOD" Residential Mixed Facility Parking/Traffic Control Martindale Military Lighting Overlay Military Lighting Region Airport Hazard Overlay District on Lot 10, Block 6, NCB 1307, located at 1711 Burleson Street. Staff recommends Approval. (Richard Bautista-Vazquez, Planner, (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)

Staff stated 7 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and no response from the Harvard Place Eastlawn Neighborhood Association.

**No Public Comment**

**Motion:** Commissioner Watson made a motion Approval.

**Second:** Commissioner Fuentes

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

**Opposed:** None

**Recused:** Greathouse

**Motion Carried as Approval**

**Combined Agenda #3****Item # 15**

**ZONING CASE Z-2021-10700228 S (Council District 2):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 S AHOD" Residential Single-Family Airport Hazard Overlay District with Specific Use Authorization of a Manufactured Home on Lot 19, Block 4, NCB 13761 located at 146 Rene Avenue. Staff recommends Approval. (Richard Bautista-Vazquez, Planner, (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)

Staff stated 18 notices were mailed to property owners within 200 feet, 0 returned in favor, 2 returned in opposition, and no registered neighborhood association.

**No Public Comment**

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

**Second:** Commissioner Sipes

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

**Opposed:** None

**Motion Carried for a continuance to October 19, 2021.**

**Item # 22**

**ZONING CASE Z-2021-10700237 CD (Council District 1):** 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-3 CD NCD-5 AHOD" Single-Family Residential Beacon Hill Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for a Duplex on the east 77 feet of Lot 15, Block 3, NCB 3032, located at 1102 West Ashby Place. Staff recommends Approval. (Richard Bautista-Vazquez, Planner, 210-207-0215, richard.bautista-vazquez, Development Services Department)

Staff stated 22 notices were mailed to property owners within 200 feet, 2 returned in favor, 0 returned in opposition, and no response from the Beacon Hill Neighborhood Association.

**No Public Comment:**

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

**Second:** Commissioner Sipes

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

**Opposed:** None

**Motion Carried for a continuance to October 19, 2021.**

**Individual Items:**

**Commissioner Greathouse and Chairman Bustamante recused from the Zoning Commission meeting at 1:20 pm and returned at 1:41 pm.  
Vice-Chair Sipes lead the meeting for this case.**

**Item # 4**

**(Continued from 09/07/2021) ZONING CASE Z-2021-10700142 (Council District 2):**

A request for a change in zoning from "AE-1 AHOD" Arts and Entertainment Airport Hazard Overlay District and "AE-2 AHOD" Arts and Entertainment Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for ten (10) dwelling units on Lots 11 and 19, Block 109, NCB 1386, located at 1712 East Commerce Street and 711 Montana Street. Staff recommends Approval. (Mirko Maravi, Senior Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

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

Staff stated 31 notices were mailed to property owners within 200 feet, 3 returned in favor, and 5 returned in opposition. The Denver Heights Neighborhood Association is in favor and no response from the Dignowity Hill Neighborhood Association. Outside the 200 feet radius; 11 notices received in favor and 1 notice received in opposition.

Rodolfo De Leon, Terramark Urban Homes representative, stated he has been working with the neighborhood, and the request is for 10 dwelling units.

**Public Comment:**

Johnny Guerra, 17023 E. Commerce, spoke in opposition.

Lily Guerra, 17023 E. Commerce, David Guerra spoke on her behalf in opposition, and presented pictures.

**Please note due to technological difficulties the voicemails were not played during the meeting, but stated for the record.**

Voicemails:

Mark Kusey, opposition

Valerie Cortez, 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 Watson made a motion for Denial.

**Second:** Commissioner Romero

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

**Opposed:** None

**Recused:** Greathouse, Bustamante

**Motion Carried as Denial with a vote of 8-0**

**Item # 5**

**(Continued from 09/21/2021) 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)

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

Staff stated 28 notices were mailed to property owners within 200 feet, 0 returned in favor, 6 returned in opposition, and no registered neighborhood association.

Emilie Christian Weissler, KGF representative, stated she has worked with the community to relieve the concerns, and presented a site plan that shows the request for 18 prefabricated manufacture home units.

**Public Comment:**

Emily Lee, 306 Newport Dr, spoke in opposition.

Manuel Venegas, 154 Newport Dr, spoke in 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 Watson made a motion for Denial.

**Second:** Commissioner Fuentes

**In Favor:** Watson, Fuentes

**Opposed:** Kamath, Hui, Romero, Barros, Whyte, Greathouse, Sipes, Bustamante

**Motion Failed with a vote of 2-8**

**Item # 5      ZONING CASE Z-2021-10700114 continued:**

**Motion:** Commissioner Hui made a motion to reconsider.

**Second:** Commissioner Whyte

**In Favor:** Kamath, Hui, Romero, Barros, Whyte, Greathouse, Sipes, Bustamante

**Opposed:** Watson, Fuentes

**Motion Carried as Approval with a vote of 8-2**

**Motion:** Commissioner Whyte made a motion for Approval.

**Second:** Commissioner Barros

**In Favor:** Kamath, Hui, Romero, Barros, Whyte, Greathouse, Sipes, Bustamante

**Opposed:** Watson, Fuentes

**Motion Carried as Approval with a vote of 8-2**

**Item # 6** (Continued from 09/21/2021) **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)

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

Staff stated 16 notices were mailed to property owners within 200 feet, 0 returned in favor, 4 returned in opposition, and the Villa Coronado Neighborhood Association is opposed. Outside the 200 feet radius: 4 notices received in favor.

Jose Gallegos, representative, stated the project is for high-end garden style apartments at approximately 360 units.

**Public Comment:**

Edward Lozano, 9522 Tarleton, spoke in favor.

Olga Martinez, 1522 S. Rafael, Villa Coronado NA, spoke in opposition.

Brady Alexander, 1839 E Pyron, spoke in opposition.

**Please note due to technological difficulties the voicemails were not played during the meeting, but stated for the record.**

Voicemail:

Teresa Ybanez, 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 Fuentes made a motion for Approval.

**Second:** Commissioner Barros

**In Favor:** Fuentes, Kamath, Barros, Whyte, Bustamante

**Opposed:** Watson, Hui, Romero, Greathouse, Sipes

**Motion Failed with a vote of 5-5.**

**Item # 6      ZONING CASE Z-2021-10700214 continued:**

**Motion:** Commissioner Greathouse made a motion to reconsider.

**Second:** Commissioner Whyte

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

**Opposed:** Romero

**Motion Carried as Approval with a vote of 9-1.**

**Motion:** Commissioner Fuentes made a motion for a continuance to November 2, 2021.

**Second:** Commissioner Greathouse

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

**Opposed:** None

**Motion Carried for a continuance to November 2, 2021, with a vote.**

**Item # 8**

**ZONING CASE Z-2021-10700193 CD (Council District 2):** A request for a change in zoning from "R-6 MLOD-3 MLR-2" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 District to "R-6 CD MLOD-3 MLR-2" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 District with Conditional Use for two Duplexes on Lot 4, Block 1, NCB 12831, located at 519 Bee Street. Staff recommends Approval. (Mirko Maravi, Senior Planner, (210) 207-0107, Mirko.Maravi@sanantonio.gov, Development Services Department)

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

Staff stated 10 notices were mailed to property owners within 200 feet, 1 returned in favor, 0 returned in opposition, and no response from the Government Hill Alliance.

Staff stated the request is to subdivide the lot into 2 lots for 2 duplexes and returned the case to the Zoning Commission to clarify the request and possibly expedite to City Council.

**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 Watson made a motion for a continuance to October 19, 2021.

**Second:** Commissioner Whyte

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

**Opposed:** None

**Motion Carried for a continuance to October 19, 2021.**

**Item # 9**

**ZONING CASE Z-2021-10700200 (Council District 2):** A request for a change in zoning from "RM-4 H AHOD" Residential Mixed Historic Dignowity Hill Airport Hazard Overlay District to "C-2P H AHOD" Commercial Pedestrian Historic Dignowity Hill Airport Hazard Overlay District on the west 64.66 feet of the east 104.6 feet of Lot 9, and the east 99.78 feet of the west 104.18 feet of Lot 9, Block 17, NCB 568, located at 103 Brown Street and 1403 East Houston Street. Staff recommends Approval. (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 29 notices were mailed to property owners within 200 feet, 0 returned in favor, 2 returned in opposition, and the Dignowity Hill Neighborhood Association is in favor. Outside the 200 feet radius: 1 notice received in favor.

Buck Benson, representative, stated the request is for additional parking for the business, and requested a 2-week continuance.

**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 Watson made a motion for a continuance to October 19, 2021.

**Second:** Commissioner Whyte

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

**Opposed:** None

**Motion Carried for a continuance to October 19, 2021.**

**Item # 24**

**ZONING CASE Z-2021-10700240 (Council District 1 and 5):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for four (4) Residential Dwellings on Lots 1, 2, and the west 9.94 feet of Lot 3, Block 5, NCB 2263, located at 1720 West Salinas. 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 26 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and no response from the Prospect Hill Neighborhood Association.

Kandice Lauderdale, applicant, stated the request is for 4 little homes to compliment to area. She amended the request to "IDZ-1" and presented a site plan.

**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 Greathouse made a motion for a continuance to October 19, 2021.

**Second:** Commissioner Watson

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

**Opposed:** None

**Motion Carried for a continuance to October 19, 2021.**

**Item # 25** Consideration and Approval of the September 21, 2021 Zoning Commission minutes.

**Motion:** Commissioner Whyte made a motion for Approval.

**Second:** Commissioner Fuentes

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

**Opposed:** None

**Motion Carried as Approval**

### **Adjournment**

There being no further business, the meeting was adjourned at 3:30 pm

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

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

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