



Zoning Commission Minutes
Development and Business
Services Center
1901 South Alamo

February 15, 2022

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 | Osvaldo Ortiz, 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, Hui, Ortiz, Barros, Whyte, McDaniel (virtual), Greathouse, Sipes, Bustamante
- **Absent:** Fuentes
- **SeproTec translators were present.**

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

Item 1	Z-2021-10700320	Postponed
Item 2	Z-2021-10700349 S	Withdrawn
Item 3	Z-2021-10700352	Withdrawn
Item 21	Z-2022-10700014 CD S	Postponed

Public Hearing and Consideration of the following Cases:

COMBINED CONSENT AGENDA #1:

Item # 8

ZONING CASE Z-2020-10700151 CD (Council District 2): A request for a change in zoning from "C-3 MLOD-3 MLR-2" General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "C-1 CD MLOD-3 MLR-2" Light Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for an RV Park on 0.321 acres out of NCB 10319, located at 2050 Rigsby Avenue. Staff recommends Approval. (Rebecca Rodriguez, Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)

Staff stated 16 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and there was no response from both the Comanche Community or Southeast Side neighborhood associations.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Barros

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

Opposed: None

Motion carried as Approval.

Item # 13 **ZONING CASE Z-2021-10700351 (Council District 2):** A request for change in zoning from "R-6 MLOD-3 MLR-1 AHOD" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "L MLOD-3 MLR-1 AHOD" Light Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot P-19A and Lot P-19B, NCB 10600, located at 5322 Dietrich Road. Staff recommends Approval. (Roland Arsate, Planner, (210) 207-3074, Roland.Arsate@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, Kamath, Hui, Ortiz, Barros, Whyte, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Motion carried as Approval.

Item # 20 **ZONING CASE Z-2022-10700008 S (Council District 10):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Carwash on Lot 36, Block 1, NCB 15911, generally located in the 12000 block of O'Connor Road. Staff recommends Approval. (Corin Hooper, Senior Planner, (210) 207-7232, Corin.Hooper@sanantonio.gov, Development Services Department)

Staff stated 13 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, Kamath, Hui, Ortiz, Barros, Whyte, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Motion carried as Approval.

Commissioner Greathouse recused and exited the Zoning Commission meeting at 1:13 P.M.

Item # 15 **ZONING CASE Z-2022-10700003 (Council District 6):** A request for a change in zoning from "C-3" General Commercial District and "C-2" Commercial District to "MF-33" Multi-Family District on 13.78 acres out of NCB 34400, generally located in the 2000 block of West Loop 1604 North. 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 Oak Creek Community Association.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Barros

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

Opposed: None

Recused: Greathouse

Motion carried as Approval.

COMBINED CONSENT AGENDA #2:

Item # 18

ZONING CASE Z-2022-10700006 (Council District 1): A request for a change in zoning from "R-4 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 Lot 6, Block 8, NCB 760, located at 517 Marshall Street. Staff recommends Denial, with Alternate Recommendation. (Rebecca Rodriguez, Senior Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)

Staff stated 27 notices were mailed to property owners within 200 feet, 1 returned in favor, and 3 returned in opposition, and the Five Points Owner Association is in favor. A petition with 9 signatures was received in opposition.

No Public Comment

Motion: Commissioner Sipes made a motion for Continuance to March 1, 2022.

Second: Commissioner Kamath

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

Opposed: None

Recused: Greathouse

Motion carried as a Continuance to March 1, 2022.

Item # 19 **ZONING CASE Z-2022-10700007 (Council District 4):** A request for a change in zoning from "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "BP MLOD-2 MLR-1 AHOD" Business Park Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 28.774 acres out of NCB 15248, located at 8671 SW Loop 410. Staff recommends Approval. (Rebecca Rodriguez, Senior Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)

Staff stated 12 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition, and no response from People Active in Community Effort.

No Public Comment

Motion: Commissioner Sipes made a motion for Continuance to March 1, 2022.

Second: Commissioner Kamath

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

Opposed: None

Recused: Greathouse

Motion carried as a Continuance to March 1, 2022.

Commissioner Greathouse returned to the Zoning Commission meeting at 1:17 P.M.

INDIVIDUAL ITEMS:

Item # 4 **ZONING CASE Z-2021-10700258 ERZD (Council District 10):** A request for a change in zoning from "O-2 ERZD" High-Rise Office Edwards Recharge Zone District and "O-1 ERZD" Office Edwards Recharge Zone District to "C-2 ERZD" Commercial Edwards Recharge Zone District on 7.942 acres out of CB 4955, generally located at North Loop 1604 East and Emerald Forest. Staff and SAWS recommend 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, 1 returned in favor, 0 returned in opposition, 2 opposed outside the 200 feet, and no response from Emerald Forest neighborhood association. 17 responses in opposition were received.

Public Comment:

Joe Sanchez, 3711 River Falls, spoke in opposition.

Eric Williams, 18303 Apache Springs Dr., spoke in opposition.

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

Motion: Commissioner Sipes made a motion for Continuance to March 15, 2022.

Second: Commissioner Watson

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

Opposed: None

Motion carried as a Continuance to March 15, 2022.

Item # 9 **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 to "IDZ-2 H AHOD" Infill Development Zone Mission Historic Airport Hazard Overlay District with residential uses not to exceed 381 units and uses permitted in "C-2" Commercial District and "IDZ-2 AHOD" Infill Development Zone Airport Hazard Overlay District with residential uses not to exceed 381 units and uses permitted in "C-2" Commercial District on 18.97 acres NCB 10917, located at 9400 Block of Southeast Loop 410. Staff recommends Approval. (Roland Arsate, Planner, (210) 207-3074, roland.arsate@sanantonio.gov, Development Services Department)

Staff stated 16 notices were mailed to property owners within 200 feet, 0 returned in favor, and 2 returned in opposition, 360 are opposed outside the 200 feet, an online petition was received with 619 signatures in opposition, and Villa Coronado, Mission San Jose, and Hot Wells Mission Reach neighborhood associations are all in opposition.

Public Comment:

Susan Snow, 2202 Roosevelt Ave., spoke impartially.

Voicemail:

Allison Elder, 201 W. Sheridan, spoke in opposition.

Rosebud Coffee, 6539 San Jose Dr., spoke in opposition.

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

Motion: Commissioner Sipes made a motion for Continuance to March 15, 2022.

Second: Commissioner Watson

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

Opposed: None

Motion carried as a Continuance to March 15, 2022.

Item # 5 **ZONING CASE Z-2021-10700294 ERZD (Council District 8):** A request for a change in zoning from "C-3 GC-1 UC-1 MSAO-1 MLOD-1 MLR-1 ERZD AHOD" General Commercial Hill Country Gateway Corridor IH-10/FM 1604 Urban Corridor Military Sound Attenuation Overlay 1 Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone Airport Hazard Overlay District, "ED GC-1 UC-1 MSAO-1 MLOD-1 MLR-1 ERZD AHOD" Entertainment Hill Country Gateway Corridor IH-10/FM 1604 Urban Corridor Military Sound Attenuation Overlay 1 Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone Airport Hazard Overlay District and "R-6 GC-1 UC-1 MSAO-1 MLOD-1 MLR-1 ERZD AHOD" Residential Single-Family Hill Country Gateway Corridor IH-10/FM 1604 Urban Corridor Military Sound Attenuation Overlay 1 Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone Airport Hazard Overlay District to "ED GC-1 UC-1 MSAO-1 MLOD-1 MLR-1 ERZD AHOD" Entertainment Hill Country Gateway Corridor IH-10/FM 1604 Urban Corridor Military Sound Attenuation Overlay 1 Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone Airport Hazard Overlay District on 7.547 acres out of NCB 14859 and NCB 14854, generally located along Interstate Highway 10 West and Via La Cantera. Staff and SAWS recommend Approval. (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@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 there is no registered neighborhood association.

Ashley Farrimond, applicant, requested ED for mixed commercial and entertainment use like the surrounding area.

Mike Escalante, SAWS, presented a recommendation for approval with 70% impervious cover.

No Public Comment

Motion: Commissioner Ortiz made a motion for Approval.

Second: Commissioner Barros

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

Opposed: None

Motion carried as Approval.

Item # 6 (Continued from 02/01/2022) ZONING CASE Z-2021-10700328 CD (Council District 5): A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Bar/Tavern on the North 47 feet of Lot 5 and the west 15.87 feet of the north 47 feet of Lot 6, Block 1, NCB 2234, located at 1804 West Martin Street. Staff recommends Denial. (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@sanantonio.gov, Development Services Department)

Staff stated 35 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and Gardendale Neighborhood Association is in opposition. Prospect Hill Neighborhood Association is in favor. There was no response from West End Hope in Action Neighborhood Association. Prospect Hill Neighborhood Association provided a map petition with 15 signatures.

Veronica Riffle, applicant, requested C-2 CD for Conditional Use for a bar/tavern.

Public Comment:

Russell Felan, 2410 W. Commerce, spoke in favor.

Steve Martin, 1151 Bluff Forest, spoke in favor.

Margaret Day, 206 Pinewood Ln., spoke in favor.

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

Motion: Commissioner Bustamante made a motion for Approval with conditions:

- Downward facing lighting
- No temporary signs, pennants, bandit or snipe signage

Second: Commissioner Whyte

In Favor: Watson, Kamath, Ortiz, Barros, Whyte, Bustamante

Opposed: Hui, McDaniel, Greathouse, Sipes

Motion carried as Approval with conditions.

Chair Bustamante called the Zoning Commission meeting into recess at 2:04 P.M.

The Zoning Commission meeting returned from recess at 2:12 P.M.

Commissioner Greathouse recused and did not return from recess.

Item # 7 **(Continued from 02/1/2022) ZONING CASE Z-2021-10700341 CD (Council District 5):** A request for a change in zoning from "MF-33 MLOD-2 MLR-1 AHOD" Multi-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 a Human Service Campus on 8.978 acres out of NCB 8084, located at 2318 Castroville Road. Staff recommends Denial. (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)

Staff stated 63 notices were mailed to property owners within 200 feet, 8 returned in favor, 6 returned in opposition, 159 returned in favor outside the 200 feet, 32 returned in opposition outside the 200 feet, and both Westwood Square and Los Jardines neighborhood associations are opposed.

Carolyn McDonald, representative, requested C-2 CD for conditional use for a human services campus: YWCA Women's Center.

Public Comment:

Velma Pena, 1210 Patton Blvd., spoke in opposition.

Alexis Vega, 4114 Medical Dr., spoke in favor.

Dora Gomez, 214 Kipling Ave., spoke in favor.

Crystal Jaco, 2118 Skull Valley Dr., spoke in favor.

Raquel Favela, 503 Castroville, spoke in favor.

Coda Rayo Garza, 9303 Regiment Dr., spoke in favor.

Sr. Esther Guerrero, 2318 Castroville, spoke in favor.

Voicemail:

Gloria Hernandez, 3723, El Paso St., spoke in opposition.

Ramiro Gonzalez, 630 S. W. 41st St., spoke in favor.

Richard Garcia, 166 Tesla Dr., spoke in opposition.

Rosario Garcia, 166 Tesla Dr., spoke in opposition.

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

Z-2021-10700341 CD (cont.)

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

Second: Commissioner Barros

In Favor: Watson, Kamath, Ortiz, Barros, Whyte, Sipes, Bustamante

Opposed: Hui, McDaniel

Recused: Greathouse

Motion carried as Approval as amended.

Item # 10 **ZONING CASE Z-2021-10700253 (Council District 6):** A request for a change in zoning from "C-3" General Commercial District to "MF-25" Low Density Multi-Family District on Lot 36, Block 4, NCB 17640, located in the 5400 Block of Rogers Road. Staff recommends Approval. (Forrest Wilson, Planner, (210) 207-0157, forrest.wilson@sanantonio.gov, Development Services Department)

Staff stated 23 notices were mailed to property owners within 200 feet, 2 returned in favor, 1 returned in opposition, 14 returned in opposition outside the 200 feet, and Mountain View Acres Neighborhood Coalition is opposed.

Ashley Farrimond, representative, requested MF-25 for 370 units.

Public Comment:

Sally Fletcher, 52 Rogers Rd., spoke in opposition.

Rebecca Flores-Perez, 10230 Mount Crosby, spoke in opposition.

The Commission asked staff and applicant questions concerning the request. The staff and 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 for Denial.

Second: Commissioner McDaniel

In Favor: Watson, Hui, McDaniel, Greathouse, Bustamante

Opposed: Kamath, Ortiz, Barros, Whyte, Sipes

Motion Failed.

Z-2021-10700253 (cont.)

Motion: Commissioner Ortiz made a motion for Reconsideration.

Second: Commissioner Barros

In Favor: Kamath, Ortiz, Barros, Whyte, Sipes, Bustamante

Opposed: Watson, Hui, McDaniel

Motion carried as Reconsideration.

The Commission held a discussion before the vote.

Motion: Commissioner Whyte made a motion for Approval.

Second: Commissioner Ortiz

In Favor: Watson, Kamath, Ortiz, Barros, Whyte, Sipes, Bustamante

Opposed: Hui, McDaniel

Motion carried as Approval.

Item # 11 **ZONING CASE Z-2021-10700345 CD (Council District 5):** A request for a change in zoning from "C-3NA MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Metal Recycling Entity Without Outside Storage and/or Processing on Lot 1 and the North 47.2 feet of Lot 2, Block 1, NCB 3223, located at 3603 South Flores. Staff recommends Denial. (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@sanantonio.gov, Development Services Department) (Associated Plan Amendment PA-2021-11600117)

Staff stated 24 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and the Lonestar Neighborhood Association is opposed.

Elizabeth Santibanez & Sergio Carannco, applicants, requested C-2 CD for Conditional Use for a Metal Recycling Facility. The applicant accepted the amendment for NA (Nonalcoholic Sales).

No Public Comment

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

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

Second: Commissioner Watson

In Favor: Watson, Kamath, Hui, Ortiz, Barros, Whyte, Sipes, Bustamante

Opposed: McDaniel

Motion carried as Approval.

Commissioner Whyte exited the Zoning Commission meeting at 4:08 P.M. and returned at 4:10 P.M.

Chair Bustamante called the Zoning Commission meeting into recess at 4:22 P.M.

The Zoning Commission meeting returned from recess at 4:29 P.M.

Item # 12 **ZONING CASE Z-2021-10700350 CD (Council District 7):** A request for a change in zoning from "RE" Residential Estate District to "RE CD" Residential Estate District with a Conditional Use for an Assisted Living Facility for no more than ten (10) residents on Lot 11D, Block N, NCB 14666, located at 6960 Pembroke Road. Staff recommends Denial. (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)

Staff stated 14 Notices Mailed, 3 in favor, 8 opposed, No response from Alamo Farmsteads Babcock Road NA, 73 in favor outside of 200ft, 108 opposed outside of 200ft, Verde Hills HOA and Oakland Estates Neighborhood Association outside of 200ft is opposed

Daniel Gheliuc, applicant, requested RE CD for 4 additional residents for an assisted living facility.

Public Comment:

Alma Belfield, 8357 Rochelle Rd., spoke in opposition.
Mary Rogers, 6347 Mondean St., spoke in opposition.
Terry Fehlhaber, 6915 Pembroke Rd., spoke in opposition.
Steven Cushman, 6682 Pembroke Rd., spoke in opposition.
Consuelo Hilton, 6910 Pembroke Rd., spoke in opposition.
David Hilton, 6910 Pembroke Rd., spoke in opposition.
Cheryl Laurie, 6800 Pembroke Rd., spoke in opposition.
Todd Laurie, 6800 Pembroke Rd., spoke in opposition.
Steve Clay, 7007 Country View Ln., spoke in opposition.
Doug Stringer, 8823 Lost Woods, spoke in favor.

Voicemail:

Denisa McCauley, 363 Pike Rd., spoke in favor.
Jeannine Williams, Abe Lincoln, spoke in favor.
Janet Tracy, 6636 Pembroke Rd. spoke in opposition.
Jeremiah McCory, 9335 Longmire Trace, spoke in favor.
Johnny Smith, 7026 Valmont Dr., spoke in favor.
Kathleen Manna, 9525 Rochelle Rd., spoke in opposition.
Lori Jones, 3903 Monte Verde Way, spoke in favor.
Sandra Edwards, 6763 Pembroke Rd., spoke in opposition.
Susan Ewers, 8525 Rochelle Rd. spoke in opposition.
William Scudder, 6720 Pembroke Rd., spoke in opposition.

Commissioner Whyte left the Zoning Commission meeting at 4:57 P.M.

Commissioner Bustamante exited the Zoning Commission meeting at 5:34 P.M. and returned at 5:37 P.M.

Z-2021-10700350 CD (cont.)

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

Motion: Commissioner Sipes made a motion for Denial.

Second: Commissioner Watson

In Favor: Watson, Hui, McDaniel, Sipes, Bustamante

Opposed: Kamath, Ortiz, Barros,

Motion Failed.

Motion: Commissioner Ortiz made a motion for Reconsideration.

Second: Commissioner Barros

In Favor: Kamath, Hui, Ortiz, Barros, Bustamante

Opposed: Watson, McDaniel, Sipes

Motion Failed.

Item # 14 **ZONING CASE Z-2022-10700001 (Council District 8):** A request for a change in zoning from "R-6 GC-1 UC-1 MLOD-1 MLR-1" Residential Single-Family Hill Country Gateway Corridor IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 District to "C-3 GC-1 UC-1 MLOD-1 MLR-1" General Commercial Hill Country Gateway Corridor IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 District on Lot 4, Block 1, NCB 4732-D, located at 23775 Interstate Highway 10 West. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment PA-2022-11600001) (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@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 there is no registered neighborhood association.

Paul Weir, applicant, requested C-3 for commercial use as a Longhorn Café restaurant.

No Public Comment

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

Motion: Commissioner Ortiz made a motion for Approval.

Second: Commissioner Watson

In Favor: Watson, Kamath, Hui, Ortiz, McDaniel, Sipes, Bustamante

Opposed: None

Motion carried as Approval.

Commissioner Barros left the Zoning Commission meeting at 6:00 P. M.

Item # 16 **ZONING CASE Z-2022-10700004 (Council District 5):** 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 "MF-18 MLOD-2 MLR-2 AHOD" Limited Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot A-2 HS, NCB A-9, located at 112 Park Row. Staff recommends Denial. (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@sanantonio.gov, Development Services Department)

Staff stated 43 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and there was no response from the Lonestar Neighborhood Association.

David Golden, applicant, requested MF-18 to build a four-plex.

No Public Comment

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

Motion: Commissioner Bustamante made a motion for Denial.

Second: Commissioner Ortiz

In Favor: Watson, Kamath, Hui, Ortiz, McDaniel, Sipes, Bustamante

Opposed: None

Motion carried as Denial.

Item # 17 **ZONING CASE Z-2022-10700005 (Council District 2):** A request for a change in zoning from "R-6 H AHOD" Residential Single-Family Historic Dignowity Hill Airport Hazard Overlay District to "IDZ-1 H AHOD" Limited Intensity Infill Development Zone Historic Dignowity Hill Airport Hazard Overlay District with uses permitted for one (1) dwelling unit and "C-1" Light Commercial District on Lot 14, Block G, NCB 1659, located at 917 Nolan Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600002) (Rebecca Rodriguez, Senior Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)

Staff stated 28 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, 1 returned in favor outside the 200 feet, and there was no response from Dignowity Hill Neighborhood Association. The group Concerned Citizens of Dignowity Hill are opposed.

Shahram Mahmoudi, applicant, requested IDZ-1 for one dwelling unit and for C-1 uses.

Public Comment:

Angela Hamilton, 824 Nolan, spoke in opposition.
Jennifer Naeger, 714 N. Pine, spoke in opposition.

Voicemail:

Lulu Francois, 917 Nolan, spoke in opposition.

The Commission asked staff and applicant questions concerning the request. The staff and applicant 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 Continuance to March 1, 2022.

Second: Commissioner Kamath

In Favor: Watson, Kamath, Hui, Ortiz, McDaniel, Sipes, Bustamante

Opposed: None

Motion carried as a Continuance to March 1, 2022.

Commissioner Bustamante exited the Zoning Commission meeting at 6:35 P.M. and returned

at 6:37 P.M.

Item# 22 Consideration and Approval of the January 18, 2022 Zoning Commission minutes.

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Kamath

In Favor: Watson, Kamath, Hui, Ortiz, McDaniel, Sipes, Bustamante

Opposed: None

Motion carried as Approval.

Adjournment

There being no further business, the meeting was adjourned at 6:54 P. M.

APPROVED BY: _____ or _____
John Bustamante, Chair

DATE: _____

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