



DRAFT

Zoning Commission Minutes
Development and Business
Services Center
1901 South Alamo

November 2, 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 (virtual), 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:**

Public Hearing and Consideration of the following Cases:

COMBINED CONSENT AGENDA #1:

Item # 12 **ZONING CASE Z-2021-10700251 (Council District 10):** A request for a change in zoning from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on the east 276.17 feet of Lot 6, NCB 8699, located at 291 Emporia Boulevard. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2021-11600086) (Forrest Wilson, Planner, (210) 207-0157, forrest.wilson@sanantonio.gov, Development Services Department).

Staff stated 18 notices were mailed to property owners within 200 feet, 1 returned in favor, 1 returned in opposition, and no response from the Terrell Heights Neighborhood Association. Outside the 200 feet radius; 7 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, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Motion Carried as Approval

Item # 14

ZONING CASE Z-2021-10700262 (Council District 2): A request for a change in zoning from "I-1 MLOD-3 MLR-2 AHOD" General Industrial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-2 NA MLOD-3 MLR-2 AHOD" Commercial Nonalcoholic Sales Martindale Army Air Field Military Lighting Region 2 Airport Hazard Overlay District to "C-2 MLOD-3 MLR-2 AHOD" Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 25, Block 5, NCB 6339, located at 2200 East Houston Street. Staff recommends Approval. (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. No responses from Jefferson Heights, Harvard Place Eastlawn, or Dignowity Hill Neighborhood Associations.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Barros.

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

Opposed: None

Motion Carried as Approval

Item # 15 **ZONING CASE Z-2021-10700263 CD (Council District 7):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on 0.92 acres out of NCB 8398, located at 4219 Tillman. Staff recommends Approval. (Rebecca Rodriguez, Planner, 210-207-0120, Rebecca.Rodriguez@sanantoniogov.gov, Development Services Department)

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 Donaldson Terrace 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, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Motion Carried as Approval

Item # 16 **ZONING CASE Z-2021-10700264 (Council District 1):** A request for a change in zoning from "R-6 UC-4 AHOD" Residential Single-Family North St. Mary's Street Urban Corridor Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 UC-4 AHOD" Limited Intensity Infill Development Zone North St. Mary's Street Urban Corridor Airport Hazard Overlay District with uses permitted for a Professional Office and two (2) dwelling units and "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for a Professional Office and two (2) dwelling units on Lot 6, Block 3, NCB 829, located at 820 East Euclid Avenue. Staff recommends Approval. (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)

Staff stated 39 notices were mailed to property owners within 200 feet, 1 returned in favor, 0 returned in opposition, and Tobin Hill Community 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, Greathouse, Sipes, Bustamante

Opposed: None

Motion Carried as Approval

Item # 18 **ZONING CASE Z-2021-10700269 (Council District 3):** A request for a change in zoning from "L AHOD" Light Industrial Airport Hazard Overlay District to "PUD MF-18 AHOD" Planned Unit Development Limited Density Multi-Family Airport Hazard Overlay District with a Reduced Perimeter Setback of 10-feet on Lot 3, Block 25, NCB 16623, located in the 11000 Block of South Highway 181. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2021-11600095) (Forrest Wilson, Planner, (210) 207-0157, forrest.wilson@sanantonio.gov, Development Services Department)

Staff stated 12 notices were mailed to property owners within 200 feet, 1 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, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Motion Carried as Approval

Item # 19 **ZONING CASE Z-2021-10700271 (Council District 3):** A request for a change in zoning from "C-3" General Commercial District to "I-1" General Industrial District on Lot 20, Block 1, CB 4136D and Lot P-21, CB 4136, generally located in the 20000 Block of Eagle Ford. Staff recommends Approval. (Associated Planning Case PA-2021-11600097) (Richard Bautista-Vazquez, Planner, (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)

Staff stated 5 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, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Motion Carried as Approval

Item # 20 **ZONING CASE Z-2021-10700272 (Council District 3):** A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-33" Multi-family District and "C-3" General Commercial District on Lot P-117, NCB 10879, generally located in the 7900 Block of South New Braunfels Avenue. Staff recommends Approval. (Richard Bautista-Vazquez, Planner, (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)

Staff stated 4 notices were mailed to property owners within 200 feet, 1 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, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Motion Carried as Approval

Item # 21 **ZONING CASE Z-2021-10700273 HL (Council District 4):** A request for a change in zoning from "R-5" Residential Single-Family District to "R-5 HL" Residential Single-Family Historic Landmark District on Lot 8A, Block B, NCB 11642 and Lot 9A, Block 2, NCB 11642, located at 8911-8931 Callaghan Road. Staff recommends Approval. (Richard Bautista-Vazquez, Planner, (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)

Staff stated 20 notices were mailed to property owners within 200 feet, 1 returned in favor, 0 returned in opposition, and no response from the Vance Jackson 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, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Motion Carried as Approval

Item # 22 **ZONING CASE Z-2021-10700274 (Council District 9):** A request for a change in zoning from "C-3 MLOD-1 MLR-2" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "MF-33 MLOD-1 MLR-2" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District" on Lot P-5E, Lot P-13, and Lot 2, Block 1, CB 4864A, located at 26750 Bulverde Road. Staff recommends Approval. (Richard Bautista-Vazquez, Planner, (210) 207-0215, richard.bautistavazquez@sanantonio.gov, Development Services Department)

Staff stated 2 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, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Motion Carried as Approval

Combined Agenda #2**Item #1**

ZONING CASE Z-2020-10700230 CD S ERZD (Council District 8): A request for a change in zoning from "C-3 MLOD-1 MLR-2 AHOD ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay Edwards Recharge Zone District to "C-2 CD S MLOD-1 MLR-2 AHOD ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay Edwards Recharge Zone District with a Conditional Use and Specific Use Authorization for Warehousing on 92.50 acres out of NCB 14848, located at 14700 Tradesman Drive. Staff recommends Approval. (Rebecca Rodriguez, Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department).

Staff stated 96 notices were mailed to property owners within 200 feet, 0 returned in favor, 6 returned in opposition, and no response from The Woods of Shavano Community Association.

No Public Comment

Motion: Commissioner Sipes made a motion for a continuance to November 16, 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 November 16, 2021.

Item # 5 **(Continued from 10/19/2021) ZONING CASE Z-2021-10700034 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 Conditional Use for Animal and pet services (outdoor training, boarding, runs, pens or paddocks permitted) on Lot 3, Block 18, NCB 8758, located at 819 New Laredo Highway. Staff recommends Denial. (Associated Planning Case PA-2021-1160013) (Richard Bautista-Vazquez, Planner, (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)

Staff stated 31 notices were mailed to property owners within 200 feet, 1 returned in favor, 0 returned in opposition, and no response from the Quintana Community Neighborhood Association.

No Public Comment

Motion: Commissioner Sipes made a motion for a continuance to November 16, 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 November 16, 2021.

Item # 17 **ZONING CASE Z-2021-10700267 (Council District 5):** A request for a change in zoning from "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 23-27, Block 16, NCB 7502, located at 4036 Culebra Road. Staff recommends Denial. (Associated Plan Amendment PA-2021-11600093) (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)

Staff stated 31 notices were mailed to property owners within 200 feet, 0 returned in favor, 1 returned in opposition, and the Culebra Park Neighborhood Association is in opposition.

No Public Comment

Motion: Commissioner Sipes made a motion for a continuance to November 16, 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 November 16, 2021.

Item # 10 **(Continued from 10/19/2021) ZONING CASE Z-2021-10700248 (Council District 8):** A request for a change in zoning from "C-3" General Commercial District to "MXD" Mixed-Use District on Lot 52, NCB 12858, located at 8719 Wurzbach Road. Staff recommends Approval. (Mirko Maravi, Senior Planner, (210) 207-0107, Mirko.Maravi@sanantonio.gov, Development Services Department)

Staff stated 7 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 Romero made a motion for a continuance to December 7, 2021.

Second: Commissioner McDaniel

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

Opposed: None

Motion Carried for a continuance to December 7, 2021.

Item # 9

(Continued from 10/19/2021) ZONING CASE Z-2021-10700247 (Council District 1): A request for a change in zoning from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District to "MF-18 NCD-5 AHOD" Limited Density Multi-Family Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District on the west 100 feet of Lot 25 and the south 56.7 feet of Lot 26, NCB 6521, located at 1023 Aganier Avenue. Staff recommends Denial. (Associated Plan Amendment PA2021-11600090) (Richard Bautista-Vazquez, Planner, (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)

Staff stated 23 notices were mailed to property owners within 200 feet, 2 returned in favor, 5 returned in opposition, and the Beacon Hill Neighborhood Association is in opposition.

Public Comment:

Mark Spielman, 900 W, Woodlawn Ave, Beacon Hill NA, spoke in opposition.

Jack Finger, 901 W. Mulberry Ave, spoke in opposition.

Voicemail:

Mike Defrees, 916 Aganier, opposition.

Motion: Commissioner Greathouse made a motion for a continuance to November 16, 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 November 16, 2021.

Individual Items:

Item # 2 **ZONING CASE Z-2021-10700145 ERZD (Council District 8):** A request for a change in zoning from "R-6 MLOD-1 MLR-2 AHOD ERZD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay Edwards Recharge Zone District to "R-3 MLOD-1 MLR-2 AHOD ERZD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay Edwards Recharge Zone District on Lot 15, Block 18, NCB 14728, located at 12103 Pebble Street. Staff recommends Denial. (Catherine Hernandez, DSD Administrator, (210) 207-5085, catherine.hernandez@sanantonio.gov, Development Services Department)

Catherine Hernandez, DSD Administrator, presented the case to the commission.

Staff stated 14 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and no registered neighborhood association.

Mike Escalante, SAWS Representative, presented the report conducted by SAWS and stated SAWS recommends disapproval for the presented case request.

Donald Oroian, representative, presented a presentation with plats and plans to the commission and stated all development requirements will be met. He amended his request to "R-4" for 4 lots on the property, and answered all commissioner questions.

Mike Barr, SAWS Representative, answered all commissioner questions.

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 Denial.

Second: Commissioner McDaniel

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

Opposed: None

Abstained: Barros

Motion Carried as Denial with a vote of 10-0.

Item # 3 **(Continued from 10/19/2021) ZONING CASE Z-2020-10700203 S ERZD (Council District 8)**: A request for a change in zoning from "DR ERZD" Development Reserve Edwards Recharge Zone District to "RP S ERZD" Resource Protection Edwards Recharge Zone District with a Specific Use Authorization for a Wireless Communication System on 0.0275 acres out of NCB 14866, located at 325 Pueblo Pintado. Staff recommends Approval. (Rebecca Rodriguez, Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)

Rebecca Rodriguez, Zoning Planner, presented the case to the commission.

Staff stated 9 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; A petition with 125 signatures in opposition, 3 notices in favor, and a petition with 300 signatures were received.

Mike Escalante, SAWS representative, presented the report conducted by SAWS and stated SAWS recommends Approval for the presented case request.

Vincent Huebinger, representative, presented a presentation to the Zoning Commission with information regarding the location site for the Verizon cell tower. He stated the CPS lease was terminated and a new location site was proposed for the current property for necessary cell coverage in the surrounding area.

Public Comment:

Sung Kuk, 335 Santa Domingo, spoke in opposition and presented a petition, letters, and other information to the commission.

Berta Kuk, 335 Santa Domingo, yielded minutes to Sung Kuk.

Robert McGonagle, 9114 Cordes Junction, spoke in opposition and presented a presentation regarding the Wildlife impact to the commission.

Henry Wilks, 338 Santa Domingo, spoke in opposition.

Bryan Elrod, Verizon Wireless, spoke in favor.

Ryan Martin, Verizon Wireless, spoke in favor.

Dane Wilkins yielded time to Lucas Condort.

Heike Villalpando, 9107 Los Sonoma Rio, spoke in opposition.

Manish Kapoor, 331 Pueblo Pintado, spoke in opposition.

Namita Kapoor, 331 Pueblo Pintado, yielded time to Manish Kapoor.

Lucas Condort, 347 Clemens, Verizon Wireless, spoke in favor.

EXECUTIVE SESSION

The time is now 2:44 pm on November 2, 2021. The Zoning Commission of the City of San Antonio will now convene in executive session pursuant to the Texas Government Code, Attorney Client consultation (Section 551.071).

The time is now 3:07 pm on November 2, 2021. The Zoning Commission of the City of San Antonio will now reconvene in open session. No official action was taken in executive session.

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.

Second: Commissioner Greathouse

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

Opposed: None

Motion Carried as Approval

Commissioner Whyte exited the Zoning Commission meeting at 4:45 pm.

Item # 4 **(Continued from 10/05/2021) 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)

Roland Arsate, Planner, presented the case to the commission.

Staff stated 16 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. Outside the 200 feet radius; 9 notices received in favor, 362 notices received in opposition, and an online petition of 690 signatures in opposition were received.

Jose Gallegos, representative, stated the request is to down zone the property to allow 350 units on site.

Julio Gonzalez, property owner, explained his request to the Zoning commission for housing units instead of other industrial uses.

Public Comment:

Rosemary Anguiano, 238 Bustillo Dr, MSJNA, spoke in opposition.

Toby Bowman, 3239 Scarlet Ohara, spoke in opposition.

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

Susan Snow, 2202 Roosevelt Ave, National Park representative, presented a map of the area.

Brody Alexander, 1939 E Pyron, spoke in opposition.

Edward Lozano, 9522 Tarleton, spoke in favor.

David Abrahams, 122 E. Brandon Dr, Real Estate Professional, spoke in favor and answered the commissioners' questions on acreage.

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 a continuance to November 16, 2021.

Second: Commissioner Barros

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

Opposed: None

Motion Carried for a continuance to November 16, 2021.

Commissioner Hui exited the Zoning Commission meeting at 4:36 pm.

Item # 6

(Continued from 10/19/2021) 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)

Mirko Maravi, Zoning Planner, presented the case to the commission.

Staff stated 10 notices were mailed to property owners within 200 feet, 2 returned in favor, 0 returned in opposition, and Government Hill Neighborhood Association is in favor. Outside the 200 feet radius; 5 notices in favor received.

Melissa Gonzalez, representative, stated the request is for 2 two story duplexes on the property. She presented plans of the proposed units.

Public Comment:

Marlene Hawkins, 601 E Carson, spoke in opposition.

Rose Hill, Government Hill NA, spoke in favor.

Stella Ashley, 912 E. Carson, yielded minutes to Rose Hill.

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 Approval.

Second: Commissioner Greathouse

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

Opposed: None

Motion Carried as Approval

Item # 7 **(Continued from 10/19/2021) 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)

Rebecca Rodriguez, Zoning Planner, presented the case to the commission.

Staff stated 29 notices were mailed to property owners within 200 feet, 0 returned in favor, 5 returned in opposition, and Dignowity Hill Neighborhood Association is in favor. Outside the 200 feet radius; 2 notices in opposition and 1 notice in favor received. Notices regarding "RM-4 CD": 4 notices in favor, and 0 notices in opposition, and outside the 200 feet radius; 4 notices in favor and 1 notice in opposition.

Buck Benson, representative, stated the request is for additional parking for the tenets, and amended the zoning request to "RM-4 CD" with a Conditional Use for a Parking Lot.

Public Comment:

Voicemail:

Lulu Francois, 817 Nolan, stated the neighborhood is in favor of the Amended request.

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 Approval as Amended to "RM-4 CD" with a Conditional Use for a Parking Lot.

Second: Commissioner Barros

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

Opposed: None

Motion Carried as Approval as Amended.

Item # 8 **(Continued from 10/19/2021) ZONING CASE Z-2021-10700244 CD (Council District 1):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "R-6 UC-4 AHOD" Residential Single-Family North St. Mary's Street Urban Corridor Airport Hazard Overlay District to "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units and "R-5 CD UC-4 AHOD" Residential Single-Family North St. Mary's Street Urban Corridor Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on the south 100 feet of Lot A1, NCB 1719, located at 221 Rose Lane. Staff recommends Approval. (Rebecca Rodriguez, Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)

Rebecca Rodriguez, Zoning Planner, presented the case to the commission.

Staff stated 39 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition. Tobin Hill Community Association is neither in favor nor opposition.

John Cortez, applicant, stated he has worked with the community regarding this request for 2 dwelling units 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 Greathouse made a motion for Denial.

Second: Commissioner McDaniel

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

Opposed: Barros, Bustamante

Motion Carried as Denial with a vote of 7-2.

Item # 11 **ZONING CASE Z-2021-10700164 (Council District 1):** A request for a change in zoning from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lots 11 and 12, Block 119, NCB 8849, located at 1603 and 1607 West Hermosa Drive. Staff recommends Approval. (Catherine Hernandez, DSD Administrator, (210) 207-5085, catherine.hernandez@sanantonio.gov, Development Services Department)

Catherine Hernandez, DSD Administrator, presented the case to the commission.

Staff stated 26 notices were mailed to property owners within 200 feet, 3 returned in favor, 0 returned in opposition, and no registered neighborhood association. A petition with 39 signatures in favor received.

Damaso Garza, applicant, stated the request is to remove the "NA" designation for both properties to sell alcohol at his food establishment. He stated he has been working with community and will abide by all TABC regulations if granted.

Public Comment:

Tomas Larralde, 1607 W. Hermosa, read a letter in favor from St. Mary Magdalen Catholic Church.

Jerry Arredondo, 2902 Hillcrest, spoke in favor.

Vicki Cade, 10406 Lazy F, spoke in favor.

Written:

Letter of support from St. Mary Magdalen Catholic Church

Letter of support from Casita Bonita

Otilio Velazquez, 1530 W. Wildwood, favor.

Gustavo Garza, 1607 W. Hermosa, favor

Damaso Garza, 1603 W. hermosa, favor.

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 Denial.

Second: Commissioner Romero

In Favor: Romero, McDaniel, Greathouse, Sipes

Opposed: Watson, Fuentes, Kamath, Barros, Bustamante

Motion Failed with a vote of 4-5. Due to lack of motion to reconsider, this case will be continued to November 16, 2021.

Commissioner Greathouse exited the Zoning Commission at 5:45 pm.**Item # 13**

ZONING CASE Z-2021-10700261 (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 "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on the southeast triangular 29.62 feet of Lot 1, on the northeast 16.66 feet of Lot 2, Lot 3, Lot 4, Lots 10 through 12, Block 10, NCB 8965, located at 719 Brighton Avenue and 714 Keats Street. Staff recommends Denial. (Associated Plan Amendment PA-2021-11600092) (Rebecca Rodriguez, Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)

Rebecca Rodriguez, Zoning Planner, presented the case to the commission.

Staff stated 36 notices were mailed to property owners within 200 feet, 1 returned in favor, 0 returned in opposition, and no registered neighborhood association.

Robert Votion, applicant, presented a site plan with parking shown to the commission. He also amended the request to "C-1 CD" with a Conditional Use for Motor Sales.

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: Chairman Bustamante made a motion for Approval as Amended to "C-1 CD" with a Conditional Use for Motor Sales and the following conditions:

- Hours of operation Monday through Saturday 9am-6pm
- 15-foot Type B Landscape buffer to sides of property abutting residential properties to the East
- A privacy fence between the property and the residential properties to the East

Second: Commissioner Romero

In Favor: Watson, Fuentes, Kamath, Romero, Barros, Sipes, Bustamante

Opposed: McDaniel

Motion Carried as Approval as Amended with Conditions.

Item # 23 **Zoning Case Z2021-10700278 (Council Districts 2 & 4):** Assigning zoning to property generally bound by Southwest Loop 410 to the north, Applewhite Road to the east, South Loop 1604 to the south, and Somerset Road to the west, as well as property generally bound by IH-10 East to the north, North Graytown Road and Pfeil Road to the east, Green Road to the south, and East Loop 1604 N to the west, all currently located Outside the City Limits, by applying zoning overlay districts “AHOD” Airport Hazard Overlay District, “MLOD-2” Lackland Military Lighting Overlay District, and “MLR-2” Lackland Military Lighting Region-2 as applicable, and applying “FR” Farm and Ranch District on P-11, P-11F, P-12C (14.0 AC), P-29A, P-29B (NON ADJ REMAINS), P-29D, and P-30 (54.91 AC), CB 4204; applying “MI-1” Mixed Light Industrial on P-36F ABS 12, CB 4295; P-2D ABS 169 6.318, CB 4187; P-2M ABS 168 17.659, CB 4188; and applying “R-4” Residential Single-Family District on P-12C ABS 828 and P-19 ABS 828 FORMERLY P-12, CB 5083. Staff recommends approval. (Lorianne Thennes, Senior Planner, (210) 207-5017 Lorianne.Thennes@sanantonio.gov, Planning Department)

Lorianne Thennes, Senior Planner, CoSA Planning Department, presented the case to the commission.

Staff stated 77 notices were mailed to property owners within 200 feet, 0 returned in favor, 1 returned in opposition, and no registered neighborhood association.

Lorianne Thennes, Senior Planner, CoSA Planning Department, presented a presentation to the Zoning Commission regarding the properties. She stated the annexation and rezoning is a result of the stated properties in violation of the Development Agreement.

Clint Eliason, Planning Coordinator, CoSA Planning Department, answered the commissioner questions.

Zenon Solis, Planning Manager, CoSA Planning Department, clarified the properties proposed zoning and answered the commissioner questions.

Public Comment:

Carleen Best, 5981 Noyes Rd, left the meeting.

Marvin Krueger, 4317 N. Graytown, spoke in opposition of the proposed zoning for D-1, he stated the land is used for farming.

Cheryl Krueger, 4317 Graytown, spoke in opposition of the proposed zoning for D-1, she stated the land is used for farming.

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 Bustamante made a motion for Approval for Area 1-A.

Second: Commissioner Barros

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

Opposed: None

Motion Carried as Approval.

Motion: Commissioner Bustamante made a motion for Approval for Area 1-B.

Second: Commissioner Romero

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

Opposed: None

Motion Carried as Approval.

Motion: Commissioner Bustamante made a motion for Approval for Area 1-C.

Second: Commissioner Fuentes

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

Opposed: None

Motion Carried as Approval.

Motion: Commissioner Bustamante made a motion for Denial with the Alternate Recommendation for “R-20”.

Second: Commissioner Barros

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

Opposed: None

Motion Carried as Approval for Denial with the Alternate Recommendation for “R-20”.

Item # 24 Consideration and Approval of the October 19, 2021 Zoning Commission Minutes

Motion: Commissioner Fuentes made a motion for Approval.

Second: Commissioner Watson

In Favor: Watson, Fuentes, Kamath, Barros, Sipes, Bustamante

Opposed: None

Abstained: Romero, McDaniel

Motion Carried as Approval

Director' Report: Staff stated the citizens will now be granted 3 minutes to speak in recorded voicemails as well as in person at the commission meetings.

Adjournment

There being no further business, the meeting was adjourned at 6:30 pm

APPROVED BY: _____ or _____
John Bustamante, Chair

DATE: _____

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