



DRAFT

Zoning Commission Minutes
Development and Business
Services Center
1901 South Alamo

December 7, 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 | 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, Kamath, Hui, Ortiz, Barros, Whyte, McDaniel, Greathouse, Sipes, Bustamante
- **Absent:** Fuentes
- **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 # 2 **(Continued from 11/02/2021) ZONING CASE Z202110700248 (Council District 8):** A request for a change in zoning from "C3" General Commercial District to "MXD" Mixed Use District on Lot 52, NCB 12858, located at 8719 Wurzbach Road. Staff recommends Approval. (Mirko Maravi, Planning Coordinator, (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 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 # 6 **ZONING CASE Z202110700289 (Council District 6):** A request for a change in zoning from "C3 GC2 AHOD" General Commercial Highway 151 Gateway Corridor Airport Hazard Overlay District to "MF25 GC2 AHOD" Low Density MultiFamily Highway 151 Gateway Corridor Airport Hazard Overlay District on 16.070 acres out of NCB 17642, generally located in the 3000 Block of Rogers Road. Staff recommends Approval. (Rebecca Rodriguez, Planner, (210) 2070120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department).

Staff stated 8 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, Kamath, Hui, Ortiz, Barros, Whyte, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Motion carried as Approval.

Item # 7 **ZONING CASE Z-2021-10700290 (Council District 10):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 14, Block 5, NCB 12575, located at 8603 North New Braunfels Avenue. Staff recommends Approval. (Forrest Wilson, Senior Planner, (210) 207-0157, forrest.wilson@sanantonio.gov, Development Services Department).

Staff stated 16 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, Kamath, Hui, Ortiz, Barros, Whyte, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Motion carried as Approval.

Item # 10 **ZONING Z-2021-10700295 (Council District 2):** A request for a change in zoning from "I-2 EP-1 MLOD-3 MLR-1" Heavy Industrial Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "I-1 EP-1 MLOD-3 MLR-1" General Industrial Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District on Lot 3 and Lot 11, NCB 10577, located at 706 AT&T Center Parkway and 738 AT&T Center Parkway. Staff recommends Approval. (Richard Bautista-Vazquez, Planner, (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department).

Staff stated 10 notices were mailed to property owners within 200 feet, 1 returned in favor, 1 returned in opposition, and the United Homeowners Improvement Association is in favor.

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 # 11 **ZONING CASE Z-2021-10700296 (Council District 4):** A request for a change in zoning from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "MF-25 MLOD-2 MLR-2 AHOD" Low Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-25 MLOD-2 MLR-2 AHOD" Low Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot P-1D, NCB 34392, located at 1120 North Loop 1604. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2021-11600106) (Richard Bautista-Vazquez, Planner, (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department).

Staff stated 25 notices were mailed to property owners within 200 feet, 1 returned in favor, 0 returned in opposition, and no response from the 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, Greathouse, Sipes, Bustamante

Opposed: None

Motion carried as Approval.

Item # 12 **ZONING CASE Z202110700298 (Council District 2):** A request for a change in zoning from "C2 RIO1 UC2" Commercial River Improvement Overlay 1 Broadway Urban Corridor District and "R4 RIO1 UC2" Residential SingleFamily River Improvement Overlay 1 Broadway Urban Corridor District to "IDZ2 RIO1 UC2" Medium Intensity Infill Development Zone River Improvement Overlay 1 Broadway Urban Corridor District with uses permitted for "C-2" Commercial District and "MF40" Multi-Family District on Lot 8, Lot 17, Block 3, NCB 3081, located at 3814 Broadway Street and 115 Pershing Avenue. Staff recommends Approval. (Summer McCann, Planner, (210) 2075876, summer.mccann@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, and Mahncke Park Neighborhood Association is in favor.

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 Z202110700299 CD (Council District 8):** A request for a change in zoning from "R6" Residential SingleFamily District to "R6 CD" Residential Single-Family District with a Conditional Use for two (2) dwelling units on Lot 13, NCB 14698, located at 11115 Vance Jackson Road. Staff recommends Approval. (Summer McCann, Planner, (210) 2075876, summer.mccann@sanantonio.gov, Development Services Department).

Staff stated 33 notices were mailed to property owners within 200 feet, 0 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, Kamath, Hui, Ortiz, Barros, Whyte, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Motion carried as Approval.

COMBINED CONSENT AGENDA #2:

Item # 8 **ZONING CASE Z-2021-10700291 CD (Council District 3):** A request for a change in zoning from "C-2 MLOD-3 MLR-1" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "C-2 CD MLOD-3 MLR-1" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District with a Conditional Use for a Wrecker Service with Outside Storage, Sales, and Auction on 5.1190 acres out of NCB 10759, located at 2806 Rigsby Avenue. Staff recommends Approval. (Forrest Wilson, Senior Planner, (210) 207-0157, forrest.wilson@sanantonio.gov, Development Services Department).

Staff stated 18 notices were mailed to property owners within 200 feet, 0 returned in favor, and 2 returned in opposition and no response from the Comanche Community Neighborhood Association.

No Public Comment

Motion: Commissioner Sipes made a motion for a continuance to January 18, 2022.

Second: Commissioner Barros

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

Opposed: None

Motion carried for a continuance to January 18, 2022.

Item #9 **ZONING Z-2021-10700293 S (Council District 8):** A request for a change in zoning from "C-2" Commercial District to "C-2 S" Commercial District with a Specific Use Authorization for a Carwash on Lot 3 and Lot P-117, NCB 14281, located at 9030 Wurzbach Road. Staff recommends Approval. (Despina Matzakos, Planner, (210) 207-5407, despina.matzakos@sanantonio.gov, Development Services Department)

Staff stated 41 notices were mailed to property owners within 200 feet, 1 returned in favor, 1 returned in opposition, no response from the Laurel Hills Community Association, and the Villas of Turtle Creek Townhome Association is in opposition.

No Public Comment

Motion: Commissioner Ortiz made a motion for a continuance to December 21, 2021.

Second: Commissioner Barros

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

Opposed: None

Motion carried for a continuance to December 21, 2021.

INDIVIDUAL ITEMS:

Item # 1 **ZONING CASE Z-2021-10700169 S ERZD (Council District 9):** A request for a change in zoning from "C-3 ERZD" General Commercial Edwards Recharge Zone District to "C-2 S ERZD" Commercial Edwards Recharge Zone District with a Specific Use Authorization for a Carwash on 1.032 acres of NCB 18218, generally located in the 3600 Block of East Evans Road. Staff recommends Approval. (Mirko Maravi, Planning Coordinator, 210-207-0107, mirko.maravi@sanantonio.gov, Development Services Department).

Mirko Maravi, Planning Coordinator, presented the case to the commission.

Staff stated 4 notices were mailed to property owners within 200 feet, 1 returned in favor, 0 returned in opposition, and no neighborhood association.

Mike Escalante, SAWS Representative, recommended Approval for the presented case request.

No Public Comment

Motion: Commissioner Barros made a motion for Approval.

Second: Commissioner Whyte

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

Opposed: None

Motion carried as Approval.

Item # 3

(Continued from 11/16/2021) ZONING CASE Z-2021-10700218 (Council District 8): A request for a change in zoning from "R-6 MSAO-1 MLOD-1 MLR-1" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District, "R-20 MSAO-1 MLOD-1 MLR-1" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District, and "MF-25 MSAO-1 MLOD-1 MLR-1" Low-Density Multi-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District to "MF-18 MSAO-1 MLOD-1 MLR-1" Limited-Density Multi-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District and "R-6 MSAO-1 MLOD-1 MLR-1" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District on 21.22 acres out of NCB 18333, generally located in the 7000 Block of Heuermann Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2021-11600072) (Mirko Maravi, Planning Coordinator, (210) 207-0107, Mirko.Maravi@sanantonio.gov, Development Services Department).

Mirko Maravi, Planning Coordinator, presented the case to the commission.

Staff stated 37 notices were mailed to property owners within 200 feet, 13 returned in favor, 5 returned in opposition, and no response from the Friends of San Antonio Natural Areas Neighborhood Association. 3 responses returned in favor outside the 200 feet, 17 returned in opposition outside the 200 feet, and an online petition of 523 signatures in opposition of the development was received.

Rob Killen, applicant, requested a mixed residential project for 300 units and 35 homes.

Public Comment: Voicemail:

Anne Renthall, 7599 Heuermann Road, spoke in opposition.

David Pugsley, 7351 Heuermann Road, spoke in opposition.

Francesca Castellanos, 8130 Poconos Run, spoke in opposition.

Julie Simms, 17814 Maui Sands, spoke in opposition.

Sage Gibson, 7351 Heuermann Road, spoke in opposition.

The Commission asked the applicant questions concerning the request. The applicant and responses 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 Barros

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

Opposed: None

Motion carried as Approval.

Item # 4 **ZONING CASE Z-2021-10700267 CD (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-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 Motor Vehicle Sales (Full Service) on Lot 23-27, Block 16, NCB 7502, located at 4036 Culebra Road. Staff recommends Approval with Conditions. (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department).

Summer McCann, Zoning Planner, presented the case to the commission.

Staff stated 31 notices were mailed to property owners within 200 feet, 0 returned in favor, 1 returned in opposition, no response from the Loma Park Neighborhood Association, and the Culebra Park Neighborhood Association is opposed.

Abdelhakim Rafati, applicant, requesting rezoning for motor vehicle sales business.

No Public Comment

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 Denial.

Second: Commissioner Watson

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

Opposed: Barros, Whyte

Motion carried as Denial.

Item # 5 **ZONING CASE Z-2021-10700288 CD (Council District 2):** A request for a change in zoning from "MH MLOD-3 MLR-2" Manufactured Home Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "C-2 CD MLOD-3 MLR-2" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for a Truck Stop on 2.0 acres out of NCB 18239, generally located in the 5000 Block of Southcross Ranch Road. Staff recommends Denial. (Associated Plan Amendment PA-2021-11600102)(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 22 notices were mailed to property owners within 200 feet, 0 returned in favor, 3 returned in opposition, and no response from Lakeside Neighborhood Association.

Eugenio de Jesus Contreras, applicant, requested help with a permit to use the property to place two trailers.

No Public Comment

Voicemail:

Patricia Larzelere, 5403 Firestar Trail, 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 Ortiz

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

Opposed: None

Motion carried as Denial.

At 2:19 P.M. Chair Bustamante exited the Zoning Commission meeting and returned at 2:22 P.M.

Item # 14

ZONING CASE Z-2021-10700300 (Council District 10): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 6, Block 2, NCB 18412; Lot 6, Block 3, NCB 18412; Lots 5,7-17, Block 3, NCB 18413, Lots 11-13, Block 4, NCB 18414, located at 6202 Ahern Drive, 6202-6211, and 6219 Balcombe. Staff recommends Approval. (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department).

Summer McCann, Zoning Planner, presented the case to the commission.

Staff stated 25 notices were mailed to property owners within 200 feet, 1 returned in favor, 5 returned in opposition. 2 returned in opposition outside of the 200 feet and the Randolph Hills Civic Club is opposed.

Marek Sieczynski, applicant, requested mixed use residential to develop single family homes for affordable home ownership.

Public Comment:

Sue Ellen Hotchkiss, 6418 Gilder St., spoke in opposition.

Beajen Tabatabai, 82 Spring Lake Dr., spoke in opposition.

Frank Salinas, 6215 Phillips St., spoke in opposition.

Voicemail:

Lorena Montemayor, 6524 Kings Crown W., spoke in opposition.

Jimmie Sue Fleming, 6534 Kings Crown W., spoke in opposition.

The Commission asked the applicant to rebut to the public comment. The Commission asked staff questions concerning the request. The staff responses were heard by the Commission as well as other testimonies offered.

Motion: Commissioner Whyte made a motion for Approval.

Second: Commissioner Barros

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

Abstained: Bustamante

Opposed: McDaniel, Sipes

Motion carried as Approval.

At 2:46 P.M. Commissioner Greathouse exited the Zoning Commission meeting and returned at 2:57 P.M.

Item # 15

ZONING CASE Z202110700306 (Council District 1): A request for a change in zoning from "R4 AHOD" Residential SingleFamily Airport Hazard Overlay District and "C2 AHOD" Commercial Airport Hazard Overlay District to "C1 AHOD" Light Commercial Airport Hazard Overlay District on the south 341.93 feet of Lot 1, ARB Lot P103, NCB 12962, generally located on the 7000 Block of San Pedro Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA202111600107) (Mirko Maravi, Planning Coordinator, (210) 2070107, Mirko.Maravi@sanantonio.gov, Development Services Department).

Mirko Maravi, Planning Coordinator, presented the case to the commission.

Staff stated 156 notices were mailed to property owners within 200 feet, 4 returned in favor, 1 returned in opposition, and no response from the Shearer Hills/Ridgeview Neighborhood Association.

City of San Antonio, representative, requested to correct a zoning error.

Public Comment:

Niefa Nacel-Dovalina, 622 Barchester Dr., spoke in concern.

Evelyn Salinas, 607 Barchester Dr., spoke in concern.

The Commission asked staff questions concerning the request. Staff responded to the Commission followed by a discussion among members before the vote.

Motion: Commissioner McDaniel made a motion for Approval.

Second: Commissioner Barros

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

Recused: Greathouse

Opposed: None

Motion carried as Approval.

At 2:58 P.M. the Zoning Commission public hearing went into recess and resumed at 3:04 P.M.

Item # 16 Discussion and possible action on proposed 2021 UDC Amendments from the Zoning Commission. Monique Mercado, Principal Planner, (210) 207-5016, monique.mercado@sanantonio.gov, Development Services Department.

Monique Mercado, Principal Planner, presented the case to the commission.

Staff requested approval of a resolution for five amendments.

Public Comment:

Voicemail:

Caller's name and address was incomprehensible, spoke in opposition.

The Commission asked staff questions concerning the request. Staff responded to the Commission followed by a discussion among members before the vote.

Motion: Commissioner Bustamante made a motion for Approval 35-311: Remove LBCS function and LCBS structure columns for use regulations.

Second: Commissioner Barros

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

Opposed: None

Motion carried as Approval.

Motion: Commissioner Bustamante made a motion for Approval for 35-343.01: Amend language for IDZ site plans.

- a. Commissioner Greathouse requested to amend language for site plans greater than one acre from "50%" to "30%".

Second: Commissioner Barros

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

Opposed: None

Motion carried as Approval.

Motion: Commissioner Bustamante made a motion for Approval for 35-311: Amend language for non-residential use matrix for convenience store with gas station.

Second: Commissioner Barros

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

Opposed: None

Motion carried as Approval.

Motion: Commissioner Bustamante made a motion for Approval for 35.403D4B IV: Amend language for zoning intensity for single family district.

Second: Commissioner Barros

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

Opposed: None

Motion carried as Approval.

Motion: Commissioner Bustamante made a motion for Approval for 35 A101: Amend language for land use category.

Second: Commissioner Barros

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

Opposed: None

Motion carried as Approval.

Item # 17 Consideration and Approval of the November 16, 2021 Zoning Commission minutes.

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Barros

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

Abstained: Watson, McDaniel

Opposed: None

Motion carried as Approval.

Adjournment

There being no further business, the meeting was adjourned at 3:21 P.M.

APPROVED BY: _____ or _____
John Bustamante, Chair

DATE: _____

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