



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

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**January 18, 2022**

**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 | 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, Fuentes, Kamath, Hui, Ortiz, Barros, Whyte, McDaniel (virtual), Greathouse, Sipes, Bustamante
- **Absent:** None
- **SeproTec translators were present.**

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

<b>Item 1</b>	<b>Z-2021-10700056</b>	<b>Postponed</b>
<b>Item 2</b>	<b>Z-2021-10700334</b>	<b>Postponed</b>
<b>Item 3</b>	<b>Z-2021-10700336</b>	<b>Postponed</b>
<b>Item 9</b>	<b>Z-2021-10700253</b>	<b>Postponed</b>
<b>Item 11</b>	<b>Z-2021-10700316</b>	<b>Withdrawn</b>

*Public Hearing and Consideration of the following Cases:*

**COMBINED CONSENT AGENDA #1:**

**Item # 13**     **ZONING CASE Z-2020-10700129 (Council District 3):** 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 "IDZ-2 MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and "MF-33" Multi-Family District on the south 96 feet of Lot 1, Lot 2, and Lot 3 and the east 11.9 feet of the south 96 feet of Lot 4, Block 2, NCB 7863, located at 1305 Pleasanton Road. Staff recommends Approval. (Rebecca Rodriguez, Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)

Staff stated 27 notices were mailed to property owners within 200 feet, 2 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, Ortiz, Barros, Whyte, McDaniel, Greathouse, Sipes, Bustamante

**Opposed:** None

**Motion carried as Approval.**

**Item # 16**     **ZONING CASE Z-2021-10700322 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-6 CD NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 19 and Lot 20, Block 11, NCB 1786, located at 1004 West Gramercy Place. Staff recommends Approval. (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)

Staff stated 32 notices were mailed to property owners within 200 feet, 1 returned in favor, 0 returned in opposition, and the Beacon Hill Neighborhood Association is in support.

**No Public Comment**

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

**Second:** Commissioner Barros

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

**Opposed:** None

**Motion carried as Approval.**

**Item # 17**     **ZONING CASE Z-2021-10700323 (Council District 2):** A request for a change in zoning from "I-2 EP-1 MLOD-3 MLR-2" Heavy Industrial Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District to "R-5 EP-1 MLOD-3 MLR-2" Residential Single-Family Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District on Lot 9, Block 44, NCB 1234, located at 507 Rotary. Staff recommends Approval. (Summer McCann, Planner, (210) 207-5876, 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 no response from Harvard Place Eastlawn Neighborhood Association.

**No Public Comment**

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

**Second:** Commissioner Barros

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

**Opposed:** None

**Motion carried as Approval.**

**Item # 18**      **ZONING CASE Z-2021-10700325 (Council District 6):** 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 "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 29, Block 13, NCB 16523, located at 6402 Marcum Drive. Staff recommends Approval. (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@sanantonio.gov, Development Services Department)

Staff stated 20 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and no response from Cable Westwood Neighborhood Association.

**No Public Comment**

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

**Second:** Commissioner Barros

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

**Opposed:** None

**Motion carried as Approval.**

**Item # 19**      **ZONING CASE Z-2021-10700326 (Council District 7):** A request for a change in zoning from "RE CD MLOD-2 MLR-2 AHOD" Residential Estate Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for a Retail Nursery and "R-5 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 8.310 acres out of NCB 11530, located at 247 West Quill Drive and 285 West Quill Drive. Staff recommends Approval. (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@sanantonio.gov, Development Services Department)

Staff stated 36 notices were mailed to property owners within 200 feet, 1 returned in favor, 1 returned in opposition, and no response from the Woodlawn Hills Neighborhood Association. Outside the 200 foot radius; 1 notice received in opposition.

**No Public Comment**

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

**Second:** Commissioner Barros

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

**Opposed:** None

**Motion carried as Approval.**

**Item # 23**    **ZONING CASE Z-2021-10700332 (Council District 10):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on Lot 47, Block 1, NCB 15911, generally located in the 11000 Block of Tech Com Road. Staff recommends Approval. (Rebecca Rodriguez, Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)

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

**Opposed:** None

**Motion carried as Approval.**

**Item # 24     ZONING CASE Z-2021-10700346 (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 to "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 1, Lot 4, Lot 5, Lot 6, Lot 7, the west irregular 325 feet of Lot 2, and the south irregular 496.88 feet of Lot 2, NCB 12328 (55.5351 acres out of NCB 12328) and Lot 18, Lot 19, Lot 20, and Lot 21, NCB 9503, located at 2102, 2130, 2310, 2400 Southwest Military Drive and 7707 Interstate 35 South. Staff recommends Approval. (Mirko Maravi, Planning Coordinator (210) 207-0107, [mirko.maravi@sanantonio.gov](mailto:mirko.maravi@sanantonio.gov); Development Services Department)

Staff stated 23 notices were mailed to property owners within 200 feet, 1 returned in favor, 0 returned in opposition, and no response from Tierra Linda Neighborhood Association.

**No Public Comment**

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

**Second:** Commissioner Barros

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

**Opposed:** None

**Motion carried as Approval.**



**COMBINED CONSENT AGENDA #2:**

- Item # 6** **(Continued from 09/21/2021) ZONING CASE Z-2021-10700179 (Council District 1):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-5 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 17, Block 7, NCB 2998, located at 506 East Ashby Place. Staff recommends Approval. (Daniel Hazlett, Development Services Manager (210) 207-8270, Daniel.Hazlett@sanantonio.gov; Development Services Department)

Staff stated 33 notices were mailed to property owners within 200 feet, 1 returned in favor, and 0 returned in opposition, and Tobin Hill Community Association is opposed to "RM-5 & RM-6" but in support for "R-4 CD for 2 units". Outside the 200 foot radius; 1 notice received in opposition.

**Public Comment:**

Cynthia Spielman, 900 W. Woodlawn, not present at the meeting.

Voicemails: Staff stated voicemails will be played 2/1/2022.

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

**Second:** Commissioner Fuentes

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

**Opposed:** None

**Motion carried for a Continuance to February 1, 2022.**

**Item # 7**     **(Continued from 12/07/2021) 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, 2 returned in opposition, and no response from Comanche Community.

**No Public Comment**

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

**Second:** Commissioner Fuentes

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

**Opposed:** None

**Motion carried for a Continuance to February 1, 2022.**

**Item # 14** **ZONING CASE Z-2021-10700207 (Council District 8):** A request for a change in zoning from "C-2 MLOD-1 MLR-2" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District and "R-6 MLOD-1 MLR-2" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "MF-25 MLOD-1 MLR-2" Low Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District on 12.641 acres out of NCB 14861, generally located in the 6400 Block of De Zavala Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2021-11600067) (Richard Bautista-Vazquez, Planner, (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)

Staff stated 15 notices were mailed to property owners within 200 feet, 1 returned in favor, 14 returned in opposition, and no response from Oakmont Downs Homeowners Association.

**No Public Comment**

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

**Second:** Commissioner Fuentes

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

**Opposed:** None

**Motion carried for a Continuance to February 1, 2022.**

**Item # 20    ZONING CASE Z-2021-10700327 (Council District 4):** A request for a change in zoning from "MI-1 S AHOD" Mixed Light Industrial Airport Hazard Overlay District with a Specific Use Authorization for Fairgrounds to "I-1 AHOD" General Industrial Airport Hazard Overlay District on Lot P-36D, CB 4295, located at 13455 State Highway 16 South. Staff recommends Approval. (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 no registered neighborhood association.

**No Public Comment**

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

**Second:** Commissioner Fuentes

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

**Opposed:** None

**Motion carried for a Continuance to February 1, 2022.**

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Commissioner Greathouse recused from the Zoning Commission meeting at 1:22 pm.

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**Item # 22**    **ZONING CASE Z-2021-10700331 CD S (Council District 4):** A request for a change in zoning from "FBZD MLOD-2 MLR-2 AHOD" Form Based Zoning Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-3 CD S MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Drug Manufacturing and a Specific Use Authorization for a Helistop on 67.570 acres out of CB 4005, generally located in the 11200 Block of South Zarzamora Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2021-11600115) (Rebecca Rodriguez, 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, 0 returned in opposition, no registered neighborhood association.

**No Public Comment**

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

**Second:** Commissioner Kamath

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

**Opposed:** None

**Recused:** Greathouse

**Motion carried as Approval.**

**INDIVIDUAL ITEMS:**

**Commissioner Greathouse recused from the Zoning Commission at 1:24 pm and returned to the meeting at 1:39 pm.**

**Item # 4**

**ZONING CASE Z-2021-10700268 ERZD (Council District 9):** A request for a change in zoning from "C-3 MLOD-1 MLR-2 ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to "MF-40 MLOD-1 MLR-2 ERZD" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District on 9.041 acres out of NCB 17225, generally located in the 1400 Block of East Sonterra Boulevard. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2021-11600094) (Richard Bautista-Vazquez, Planner, (210) 207-0215, richard.bautistavazquez@sanantonio.gov, Development Services Department)

Richard Bautista-Vazquez, Planner, presented the case to the commission.

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.

Mike Escalante, SAWS representative, SAWS recommends Approval for 65% impervious cover on the property. He stated SAWS will review the requested increase in impervious cover before the council hearing.

Ken Brown, representative, Brown & Ortiz, presented a presentation to the Zoning Commissioners regarding the request for a multi-family development of 247 units, and requesting an impervious cover for 70%.

Cara Tackett, Engineer, Pape Dawson Engineers, explained the project information to clarify the changes requested and what the code will allow.

**No Public Comment**

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

**Motion:** Commissioner Barros made a motion for Approval with 70% impervious cover and all other SAWS recommendations.

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

**Opposed:** None

**Recused:** Greathouse

**Motion carried as Approval.**

**Item # 5**

**ZONING CASE Z-2021-10700292 S ERZD (Council District 10):** A request for a change in zoning from "C-3 MLOD-1 MLR-2 ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District, "C-3 S MLOD-1 MLR-2 ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with a Specific Use Authorization for a Laundry And Dry Cleaning - Self Service Facility and "C-3 S MLOD-1 MLR-2 ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with a Specific Use Authorization for a Print Shop to "C-3 S MLOD-1 MLR-2 ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with a Specific Use Authorization for a Laundry And Dry Cleaning - Self Service Facility on Lot 50, Block 8, NCB 16129, located at 2235 Thousand Oaks. Staff recommends Approval. (Roland Arsate, Planner, (210) 207-3074, roland.arsate@sanantonio.gov, Development Services Department)

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

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 Whisper Hollow Home Owners Association.

Mike Escalante, SAWS, recommended approval with all environmental recommendations within the report.

Carla Villarreal, representative, Rohder Realty, stated the project is for a Spin Xpress Laundry Mat location.

**No Public Comment**

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

**Second:** Commissioner Barros

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

**Opposed:** None

**Motion carried as Approval.**

**Item # 8**

**(Continued from 12/21/2021) 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)

Roland Arsate, Zoning 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 is in opposition. Outside the 200 foot radius; 21 notices received in favor, 362 notices received in opposition, and a petition of 683 signatures in opposition.

Jose Gallegos, representative, stated the downzoning request is for an apartment complex.

**Public Comment:**

Olga Martinez, 1522 San Rafael, Villa Coronado NA, spoke in opposition of "MF-25" but in support for "MF-18", also stated there have been acreage discrepancies.

Brady Alexander, 1835 E Pryon, spoke in opposition.

David Abrahams, 122 E Brandon Dr, spoke in favor on behalf of the developer, and gave the correct acreage according to survey.

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.

**The Applicant withdrew the request to readvertise the request with the correct acreage and zoning request.**

**No motion or further action was taken on this case.**

**Chairman Bustamante exited the Zoning Commission at 2:13 pm and returned to the meeting at 2:39 pm.**

**Commissioner Greathouse recused from the Zoning Commission at 2:19 and returned at 2:58 pm.**



**Item # 10**

**(Continued from 12/21/2021) ZONING CASE 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 Car Wash 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)

Despina Matzakos, Zoning Planner, presented the case to the commission.

Staff stated 41 notices were mailed to property owners within 200 feet, 0 returned in favor, 15 returned in opposition, and no response from the Laurel Hills Neighborhood Association. Outside the 200 foot radius; 20 notices received in opposition, and the Townhomes of Turtle Creek is in opposition.

Delany Honicker, representative, Killen, Griffin, & Farrimon Group, presented a presentation to the Zoning Commission for a tunnel style car wash location with hours of operation for M-S 8-8 and Sun 9-5.

**Public Comment:**

JD Stimson, 8907 Aransas Bay, spoke in opposition.

Andrew Rodriguez, 8913 Aransas Bay, spoke in opposition.

**Voicemails:**

Victoria Horcasitas, 8905 Aransas Bay, opposition.

Constance Ellis, no address, opposition.

Janice Mann, 4113 Copano Bay, 4122 St. Charles Bay 4143 Copano Bay, 4145 St. Charles Bay, 4146 St. Charles Bay, opposition.

Peripheral V AS, 4100 Copano Bay, opposition.

B H Islam, 4007 St. Charles Bay, opposition.

Robert Arizola, 8917 Aransas Bay, opposition.

Shifali Shetty, 4141 Copano Bay, opposition.

Adam Sierra, 4157 St. Charles Bay, 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 Ortiz made a motion for Approval.

**Second:** Commissioner Barros

**Z-2021-10700293 S continued**

**Commissioner Sipes added a friendly Amendment:**

1. Masonry fence along the residential side.
2. Hours of operation M-Sun 8-8
3. Downward lighting away from residential.

**Commissioner Ortiz and Barros both accepted the friendly amendment presented.**

**In Favor:** Ortiz, Barros, Whyte

**Opposed:** Watson, Fuentes, Kamath, Hui, McDaniel, Sipes

**Abstained:** Bustamante

**Motion Failed. Zoning case Z-2021-10700293 S will proceed to City Council with a recommendation of Denial from the Zoning Commission.**

**The Zoning Commission went into recess at 2:58 and reconvened at 3:06 pm.**

**Commissioner Barros left the Zoning Commission meeting at 3:16 pm.**

**Item # 12**     **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 and "C-3 MLOD-2 MLR-1 AHOD" General Commercial 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 0.6229 acres out of NCB 8758, located at 819 New Laredo Highway. Staff recommends Denial. (Associated Plan Amendment Case PA-2021-11600013) (Richard Bautista-Vazquez, Planner, (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)

Richard Bautista-Vazquez, Zoning Planner, presented the case to the commission.

Staff stated 19 notices were mailed to property owners within 200 feet, 1 returned in favor, 0 returned in opposition, and no response from the Quintana Neighborhood Association. Staff stated 1 email notice in favor was emailed in the morning.

Eduardo Di Loreto, representative, stated the request is for an expansion for the Lucky Dog Wash House business to include outdoor pet services.

Reina Castillo, business owner, 6810 Elmwood Crest, stated she would like to expand her business to include a dog bakery, boutique, grooming, and daycare.

**No Public Comment**

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

**Second:** Commissioner Fuentes

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

**Opposed:** None

**Motion carried as Approval**

**Item # 15**     **ZONING CASE Z-2021-10700321 S (Council District 8):** A request for a change in zoning from "C-3 UC-1" General Commercial IH-10/FM 1604 Urban Corridor District and "C-3" General Commercial District to "C-3 S UC-1" General Commercial IH-10/FM 1604 Urban Corridor District with a Specific Use Authorization for Auto Paint and Body and "C-3 S" General Commercial District with a Specific Use Authorization for Auto Paint and Body on Lot 45, NCB 14862, generally located in the 10900 Block of Laureate Drive. Staff recommends Denial. (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 11 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and no registered neighborhood association.

Patrick Christensen, representative, presented a presentation regarding the zoning request for a Specific Use Authorization for Auto paint and body shop on the property, he also showed a site plan.

**No Public Comment**

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

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

**Second:** Commissioner Hui

Friendly amendment by Commissioner Greathouse and Commissioner McDaniel:

1. All repair done inside the business.
2. Hours of operation M-F 8-7 pm, Sat 8-4 pm.

Commissioner Ortiz and Commissioner Hui accepted the friendly amendment.

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

**Opposed:** None

**Motion carried as Approval.**

**Item # 21**     **ZONING CASE Z-2021-10700328 (Council District 5):** A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District 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)

Despina Matzakos, Zoning Planner, presented the case to the commission.

Staff stated 35 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition. No response from the Westend Hope in Action Neighborhood Association, Prospect Hill Neighborhood Association in favor, and Gardendale Neighborhood Association is in opposition.

Veronica Riffle, Melanie Martinez, Natasha Riffle; Chifladas LLC, applicants, stated the request is for a female owned family oriented cocktail and beer garden in the westside of San Antonio. She stated the business would service the community and help other small local businesses.

**Public Comment:**

Russell Felan, 2410 W. Commerce, Prospect Hill NA, spoke in favor.

Voicemail:

Maricela Garza, 409 Arbor Place, Gardendale NA, opposition.

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

**Motion:** Chairman Bustamante made a motion for a continuance to February 1, 2022.

**Second:** Commissioner Greathouse

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

**Opposed:** None

**Motion carried for a continuance to February 1, 2022.**

**Item # 25**      Consideration and Approval of the December 20, 2021 Zoning Commission minutes.

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

**Second:** Commissioner Fuentes

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

**Opposed:** None

**Abstained:** McDaniel

**Motion carried as Approval.**

**Adjournment**

There being no further business, the meeting was adjourned at 4:11 P.M.

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

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

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