

City of San Antonio



MINUTES

Zoning Commission

Development and Business Services

Center

1901 South Alamo

Tuesday, May 16, 2023

1:00 PM

1901 S. Alamo

At any time during the meeting, the Zoning Commission may meet in executive session for consultation with the City Attorney's Office concerning attorney-client matters under Chapter 551 of the Texas Government Code.

It is the intent of the City that the presiding officer will be in attendance at this location.

12:30 PM Work Session: Staff briefing regarding case recommendations and other items for consideration on the posted agenda. Commissioners may direct questions to staff regarding items noticed on the posted agenda or regarding City of San Antonio policies or operations in order to elicit a response of specific factual information or a recitation of existing policy pursuant to Section 551.042 of the Texas Government Code.

1:10 PM – Call to order

SeproTec Translators were present.

ROLL CALL: Present: Sipes, Fuentes, Kamath, Hui, Ortiz, Barros, Greathouse, Bustamante, Nix

Absent: Watson

THE FOLLOWING ITEMS WILL NOT BE CONSIDERED AT ANY TIME DURING THE REGULAR ZONING COMMISSION MEETING:

Item 1	Z-2022-10700304	Postponed
Item 2	Z-2023-10700074 S	Postponed
Item 3	Z-2023-10700100	Postponed
Item 9	Z-2023-10700073 CD	Postponed

Public Hearing and Consideration of the following Cases:

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

COMBINED HEARING 1

Item #10

ZONING CASE Z-2023-10700082 (Council District 4): Continued from 05/02/2023

A request for a change in zoning from "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family 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 for sixty-four (64) dwelling units on 3.289 acres out of NCB 11060, located at 835 Gillette Boulevard. Staff recommends Approval. (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department).

Staff mailed 32 notices to property owners within 200 feet, 1 returned in favor, 3 returned in opposition, no registered neighborhood Association within 200 feet; 1 in favor outside 200 feet.

No Public Comment

- Motion:** Commissioner Greathouse to approve item as presented
- Second:** Barros
- In Favor:** Unanimous
- Opposed:** None

MOTION PASSES

Item #11

ZONING CASE Z-2023-10700087 (Council District 2): Continued from 05/02/2023

A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for two (2) dwelling units on Lot 20, Block 115, NCB 1413, located at 122 Sanders Street. Staff recommends Approval. (Adolfo Gonzalez, Zoning Planner, (210) 207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department).

Staff mailed 40 notices to property owners within 200 feet, 3 returned in favor, 0 returned in opposition, no response from Denver Heights Neighborhood Association; 3 in favor outside 200 feet.

No Public Comment

- Motion:** Commissioner Greathouse to approve item as presented
- Second:** Barros
- In Favor:** Unanimous
- Opposed:** None

MOTION PASSES

Item #11

ZONING CASE Z-2023-10700087 (Council District 2): Continued from 05/02/2023

A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for two (2) dwelling units on Lot 20, Block 115, NCB 1413, located at 122 Sanders Street. Staff recommends Approval. (Adolfo Gonzalez, Zoning Planner, (210) 207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department).

Staff mailed 40 notices to property owners within 200 feet, 3 returned in favor, 0 returned in opposition, no response from Denver Heights Neighborhood Association; 3 in favor outside 200 feet.

No Public Comment

- Motion:** Commissioner Greathouse to approve item as presented
- Second:** Barros
- In Favor:** Unanimous
- Opposed:** None

MOTION PASSES

Item #13

ZONING CASE Z-2023-10700005 (Council District 5): 05/16/2023

A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for one (1) dwelling unit on 0.10 acres out of NCB 2582 located at 214 East Lachapelle. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department).

Staff mailed 29 notices to property owners within 200 feet, 4 returned in favor, 0 returned in opposition, no response from Lonestar Neighborhood Association.

No Public Comment

- Motion:** Commissioner Greathouse to approve item as presented
- Second:** Barros
- In Favor:** Unanimous
- Opposed:** None

MOTION PASSES

Item #16

ZONING CASE Z-2023-10700083 CD (Council District 1): 05/16/2023

A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with a Conditional use for Motor Vehicle Sales on Lot 18 and Lot 19, Block 6, NCB 7257, located at 5509 San Pedro

Avenue. Staff recommends Approval.(Elizabeth Steward, Zoning Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department).

Staff mailed 27 notices to property owners within 200 feet, 7 returned in favor, 2 returned in opposition, Northmoor Neighborhood Association is in support, Olmos Park Terrace Neighborhood Association is in Opposition, 10 in favor outside 200 feet.

Voicemails

- Randy Collins, is in opposition.

No Public Comment

Motion: Commissioner Greathouse to approve item as presented

Second: Fuentes

In Favor: Unanimous

Opposed: None

MOTION PASSES

Item #17

ZONING CASE Z-2023-10700084 (Council District 2): 05/16/2023

A request for a change in zoning from "R-4 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-1 MLOD-3 MLR-2 AHOD" Limited Intensity Infill Development Zone Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for four (4) dwelling units on Lots 6 and 7, NCB 1339, located at 225 Blaine Street. Staff recommends Approval. (Elizabeth Steward, Zoning Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department).

Staff mailed 38 notices to property owners within 200 feet, 0 returned in favor, 1 returned in opposition, no response from Dignowity Hill Neighborhood Association.

No Public Comment

Motion: Commissioner Greathouse to approve item as presented

Second: Barros

In Favor: Unanimous

Opposed: None

MOTION PASSES

Item #18

ZONING CASE Z-2023-10700088 (Council District 3): 05/16/2023

A request for a change in zoning from "C-1 H RIO-5 MC-1 AHOD" Light Commercial Historic River Improvement Overlay 5 Roosevelt Metropolitan Corridor Overlay Airport Hazard Overlay District to "IDZ-1 H RIO-5 MC-1 AHOD" Limited Intensity Infill Development Zone Historic River Improvement Overlay 5 Roosevelt Metropolitan Corridor Overlay Airport Hazard Overlay

District with uses permitted for two (2) dwelling units on Lot 9 and the northwest 10 feet by 157.4 feet of Lot 26, Block 22, NCB 3577, located at 2126 Roosevelt Avenue. Staff recommends Approval. (Adolfo Gonzalez, Zoning Planner, 210-207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department).

Staff mailed 14 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, no response from St. Leo's Neighborhood Association.

No Public Comment

- Motion:** Commissioner Greathouse to approve item as presented
- Second:** Barros
- In Favor:** Unanimous
- Opposed:** None

MOTION PASSES

Item #19

ZONING CASE Z-2023-10700090 CD (Council District 5): 05/16/2023

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 Lot 36, Block 2, NCB 2346, located at 319 South San Marcos. Staff recommends Approval. (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department).

Staff mailed 25 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, no response from Historic Westside Residents

No Public Comment

- Motion:** Commissioner Greathouse to approve item as presented
- Second:** Barros
- In Favor:** Unanimous
- Opposed:** None

MOTION PASSES

Item #20

ZONING CASE Z-2023-10700093 S (Council District 4): 05/16/2023

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-2 S MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for Carwash on Lot 6, Block 2, NCB 17431, located at 7311 Barlite Boulevard. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department).

Staff mailed 10 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition,

no registered Neighborhood Association within 200 feet.

No Public Comment

- Motion:** Commissioner Greathouse to approve item as presented
- Second:** Barros
- In Favor:** Unanimous
- Opposed:** None

MOTION PASSES

Item #22

ZONING CASE Z-2023-10700095 (Council District 4): 05/16/2023

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-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 5F, Block 5, NCB 8775, located at 1537 Somerset Road. Staff recommends Approval. (Adolfo Gonzalez, Zoning Planner, 210-207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department).

Staff mailed 14 notices to property owners within 200 feet, 0 returned in favor, 0 opposed; no registered Neighborhood Association.

No Public Comment

- Motion:** Commissioner Greathouse to approve item as presented
- Second:** Barros
- In Favor:** Unanimous
- Opposed:** None

MOTION PASSES

Item #23

ZONING CASE Z-2023-10700096 (Council District 1): 05/16/2023

A request for a change in zoning from "O-2 HS AHOD" High-Rise Office Historic Significant Airport Hazard Overlay District to "IDZ-3 HS AHOD" High Intensity Infill Development Zone Historic Significant Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District and Entertainment Venue (outdoor), Bar with a Cover Charge 3 or More Days Per Week, Food Service Establishment with Cover Charge 3 or More Days Per Week, and Hotel taller than thirty-five feet (35') on All of Block 7, NCB 1897, located at 310 West Ashby Place. Staff recommends Approval. (Elizabeth Steward, Zoning Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department).

Staff mailed 19 notices to property owners within 200 feet, 2 returned in favor, 0 opposed, Tobin Hill Neighborhood Association and Monte Vista Historical Association are in support.

No Public Comment

- Motion:** Commissioner Greathouse to approve item as presented
- Second:** Barros
- In Favor:** Unanimous

Opposed: None

MOTION PASSES

Item #24

ZONING CASE Z-2023-10700097 (Council District 3): 05/16/2023

A request for a change in zoning from "RM-4 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region Airport Hazard Overlay District to "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region Airport Hazard Overlay District on Lot 124, Block 11, NCB 11107, generally located in the 100 Block of East Baetz Boulevard. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department).

Staff mailed 15 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, no registered Neighborhood Association within 200 feet.

No Public Comment

Motion: Commissioner Greathouse to approve item as presented
Second: Barros
In Favor: Unanimous
Opposed: None

MOTION PASSES

Item #25

ZONING CASE Z-2023-10700102 (Council District 2): 05/16/2023

A request for a change in zoning from "R-5 MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "C-2 MLOD-3 MLR-1" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District on 1.5 acres out of NCB 10614, located at 4847 East Houston Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2023-11600025) (Camryn Blackmon, Zoning Planner, (210) 207-0197, Camryn.Blackmon@sanantonio.gov, Development Services).

Staff mailed 10 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, no registered Neighborhood Association in the area.

Motion: Commissioner Greathouse to approve item as presented
Second: Unanimous
Opposed: None

MOTION PASSES

CONTINUANCE HEARING TO 06/6/2023

Item #8

ZONING CASE Z-2023-10700067 (Council District 1): Continued from 05/02/2023

A request for a change in zoning from "R-6 UC-5 AHOD" Residential Single-Family Main Avenue/McCullough Avenue Urban Corridor Overlay Airport Hazard Overlay District to "IDZ-1 UC-5 AHOD" Limited Intensity Infill Development Zone Main Avenue/McCullough Avenue Urban Corridor Overlay Airport Hazard Overlay District with uses permitted in "NC" Neighborhood Commercial District and three (3) dwelling units on Lot 4, Block 8, NCB 2989, located at 311 East Ashby Place. Staff recommends Approval. (Adolfo Gonzalez, Zoning Planner, 210-207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department).

Staff mailed 41 notices to property owners within 200 feet, 1 returned in favor, 1 returned in opposition, Tobin Hill Neighborhood Association and Monte Vista Historical Neighborhood Associations are opposed.

No Public Comment

- Motion:** Commissioner Greathouse to approve item for continuance to June 6, 2023
- Second:** Fuentes
- In Favor:** Unanimous
- Opposed:** None

MOTION PASSES

Item #12

ZONING CASE Z-2022-10700170 (Council District 7): 05/16/2023

A request for a change in zoning from "C-2 CD S MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Party House, Reception Hall, Meeting Facilities with a Specific Use Authorization for a Bingo Hall to "IDZ-3 MLOD-2 MLR-2 AHOD" High Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District on Lot 96, Block B, NCB 11513, located at 1331 Bandera Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600063) (Camryn Blackmon, Zoning Planner, (210) 207-0197, Camryn.Blackmon@sanantonio.gov, Development Services).

Staff mailed 40 notices to property owners within 200 feet, 1 returned in favor, 0 returned in opposition. No response from Donaldson Terrace Neighborhood Association, University Park Neighborhood Association, and Woodlawn Hills Neighborhood Association; 1 in favor outside 200 feet.

No Public Comment

- Motion:** Commissioner Greathouse to approve item for continuance to June 6, 2023
- Second:** Fuentes
- In Favor:** Unanimous
- Opposed:** None

MOTION PASSES

Item #15

ZONING CASE Z-2023-10700071 S (Council District 8): 05/16/2023

A request for a change in zoning from "C-2" Commercial District to "C-2 S" Commercial District with a Specific Use Authorization for Bar and/or Tavern Without Cover Charge 3 or More Days Per Week on Lot 6, Block 2, NCB 16957, located at 11115 Wurzbach Road. Staff recommends Approval. (Kellye Sanders, Planning Coordinator, 210-207-2187, Kellye.Sanders@sanantonio.gov, Development Services Department).

Staff mailed 62 notices to property owners within 200 feet, 5 returned in favor, 3 returned in opposition. No registered Neighborhood Association within 200 feet. Outside 200 feet: 1 in support; 1 in opposition.

Voicemails

- San Kobrinsky, is in favor.

No Public Comment

Motion: Commissioner Greathouse to approve item for continuance to June 6, 2023

Second: Fuentes

In Favor: Unanimous

Opposed: None

MOTION PASSES

Item #21

ZONING CASE Z-2023-10700094 (Council District 2): 05/16/2023

A request for a change in zoning from "RM-4 MLOD-3 MLR-2 AHOD" Residential Mixed Martindale Army Air field Military Lighting Overlay Military Lighting Region 2 District to "IDZ-2 MLOD-3 MLR-2 AHOD" Medium Intensity Infill Development Zone Martindale Army Air field Military Lighting Overlay Military Lighting Region 2 District with uses permitted for four (4) dwelling units on Lot 6, Block 3, NCB 1527, located at 2102 Martin Luther King Drive. Staff recommends Approval. (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department).

Staff mailed 40 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition. No response from Denver Heights Neighborhood Association.

No Public Comment

Motion: Commissioner Greathouse to approve item for continuance to June 6, 2023

Second: Fuentes

In Favor: Unanimous

Opposed: None

MOTION PASSES

INDIVIDUAL HEARING

Item #4

ZONING CASE Z-2023-10700069 ERZD (Council District 8): 05/16/2023

A request for a change in zoning from "C-3 UC-1 MLOD-1 MLR-1 AHOD ERZD" General Commercial IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Aquifer Recharge Zone District and "I-1 UC-1 MLOD-1 MLR-1 AHOD ERZD" General Industrial IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Aquifer Recharge Zone District to "MF-33 UC-1 MLOD-1 MLR-1 AHOD ERZD" Multi-Family IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Aquifer Recharge Zone District on Lots 3, 4, 5, Block 103, NCB 18612, generally located in the 4800 block of North Loop 1604. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department).

Staff mailed 22 notices to property owners within 200 feet, 1 returned in favor, 1 returned in opposition, no registered Neighborhood Association within 200 feet.

Mike Barr, with Saws-Resource Protection & Compliance Division reviewed the application for the multifamily development. Of the 12 acres only 2.55 acres is within the recharge zone and the remaining 9.77 is within the contributing zone. No portion of the site lies within the 100-year flood plain and no sensitive geologic features were observed on the site or noted on file. SAWS recommends approval with all the environmental recommendations within the report to include 50% impervious cover for the 2.55 acres on the recharge zone.

Applicant, David Deando (representative) is present and available for any questions.

No Public Comment

- Motion:** Commissioner Ortiz to approve item as presented
- Second:** Barros
- In Favor:** Unanimous
- Opposed:** None

MOTION PASSES

Item #5

ZONING CASE Z-2023-10700099 ERZD (Council District 9): 05/16/2023

A request for a change in zoning from "R-6 MLOD-1 MLR-1 AHOD ERZD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Aquifer Recharge Zone District to "O-1 MLOD-1 MLR-1 AHOD ERZD" Office Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Aquifer Recharge Zone District on 0.050 acres out of NCB 16334, located at 3315 Greenway Park. Staff recommends Approval. (Elizabeth Steward, Zoning Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department).

Staff mailed 5 notices to property owners within 200 feet, 4 returned in favor, 0 returned in opposition. There is no registered Neighborhood Association within 200 feet.

No Public Comment

Mike Barr, with Saws-Resource Protection & Compliance Division states the .0508/2,171 square feet area will be developed into a professional office. No portion is on a flood plain. No sensitive features were observed on site. SAWS recommends approved with all environmental recommendations on the report including meetings all provisions in the settlement between the City of San Antonio and the owner.

Applicant, Carolyn J McDonald gives presentation on the proposed development for office space.

1:38 P.M. Commissioner Nix joins meeting

- Motion:** Commissioner Barros to approve item as presented
- Second:** Bustamante
- In Favor:** Unanimous
- Opposed:** None

MOTION PASSES

Item #6

ZONING CASE Z-2022-10700211 (Council District 2): Continued from 04/04/2023

A request for a change in zoning from “MF-18 AHOD” Limited Density Multi-Family Airport Hazard Overlay District to “IDZ-3 AHOD” High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for 92 Dwelling Units on Lot 14, NCB 46, located at 815 East Grayson Street. Staff recommends Denial. (Associated Plan Amendment PA-2022-11600079) (Elizabeth Steward, Zoning Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department).

Staff mailed 50 notices to property owners within 200 feet, 3 returned in favor, 7 returned in opposition, no response from Government Hill Neighborhood Association, 1 in support outside 200 feet, 1 in opposition outside 200 feet.

Applicant, Emile Weissler, with Killen Griffen & Fairrimond is present will submit an amended site plan. The amendment includes urban low density to high-density residential. The original site plan was for 90 units. This has been reduced to 50 units.

No Public Comment

Voicemails

- Steven Versteg, is in opposition.

- Motion:** Commissioner Nix to deny item as amended
- Second:** None
- In Favor:** None
- Opposed:** None

MOTION FAILS FOR A LACK OF SECOND

Motion: Commissioner Sipes to approve item as amended
Second: Greathouse
In Favor: Unanimous
Opposed: None

MOTION PASSES

Item #7

ZONING CASE Z-2023-10700061 (Council District 1): Continued from 4/18/2023

A request for a change in zoning from "R-6 H AHOD" Residential Single-Family Historic Airport Hazard Overlay District to "IDZ-2 H AHOD" Medium Intensity Infill Development Zone Historic Airport Hazard Overlay District with uses permitted for "MF-25" Low Density Multi-Family on Lot 9 and the west 14 feet of Lot 10, Block 29, NCB 396, located at 411 East Evergreen. Staff recommends Denial, with an Alternate Recommendation. (Adolfo Gonzalez, Zoning Planner, 210-207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department).

Staff mailed 26 notices to property owners within 200 feet, 0 returned in favor, 6 returned in opposition; Tobin Hill Neighborhood Association is in opposition; 3 opposed outside 200 feet.

Applicant, Gladys Margarita Ayarzagoitia gives presentation on subject property 411 East Evergreen and amended her request from "IDZ-2" with uses permitted in "MF-25" to "IDZ-1" with uses permitted for five (5) dwelling units.

No Public Comment

Motion: Commissioner Greathouse to deny item as presented
Second: Bustamante
In Favor: Kamath, Ortiz,
Opposed: Fuentes, Hui, Barros, Nix, Sipes

MOTION FAILS

Applicant, amends to 4 units.

Motion: Commissioner Hui to reconsider item as further amended to four (4) units
Second: Nix
In Favor: Fuentes, Kamath, Ortiz, Barros, Sipes, Bustamante
Opposed: Greathouse,

MOTION PASSES

Motion: Commissioner Bustamante to approve item as amended
Second: Barros
In Favor: Kamath, Ortiz, Sipes, Hui, Nix
Opposed: Greathouse, Fuentes, Sipes

MOTION PASSES

Item # 14

ZONING CASE Z-2023-10700050 CD (Council District 5): 05/16/2023

A request for a change in zoning from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay District Military Lighting Region 2 Airport Hazard Overlay District to "R-3 CD IDZ MLOD-2 MLR-2 AHOD" Residential Single-Family Infill Development Zone Overlay Lackland Military Lighting Overlay District Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for three (3) dwelling units on Lot 12, Block 10, NCB 2249, located at 3043 West Salinas Street. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department).

Staff mailed 54 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition. No response from Prospect Hill Neighborhood.

Applicant, Charles Price is present.

Public Comment

- Josefa Marino, is in opposition.

Rebuttal

Mr. Price plans to clean up the property. He intends to make it a safer and nicer community.

Motion: Commissioner Bustamante to approve item as presented
Second: Barros
In Favor: Unanimous
Opposed: None

MOTION PASSES

Minutes

Consideration and approval of May 2, 2023 Zoning Commission Minutes.

Motion: Commissioner Bustamante to approve item as amended
Second: Nix
In Favor: Unanimous
Opposed: None

MOTION PASSES

Director’s Report – No report at this time.

Adjournment.

There being no further business, the meeting was adjourned at 2:44 P.M.

APPROVED BY: _____ or _____
Robert Sipes, Chair

DATE: _____

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