

City of San Antonio



MINUTES

Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, July 19, 2022

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.

ZONING COMMISSIONERS

John Bustamante, District 5 - Chair
Robert Sipes – District 7, Vice - Chair
Summer Greathouse, District 1, Pro-Tem

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 Michelle Lualaba-Hollon - District – Mayor

Work Session 11:00 A.M. – Briefing on 2021 UDC amendments.

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.

1:04 P. M. – Call to order

ROLL CALL: Present: Barros, Whyte, Ortiz, Watson, Sipes, Hui, Bustamante, Fuentes, Greathouse, Lugalia-Hollon

Absent: Kamath,

SeproTec Translators were present and available.

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

COMBINED CONSENT AGENDA:

Item #9

ZONING CASE Z-2022-10700130 (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-2 NA MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on the west 127 feet of the east 484 feet of the north 135 feet of Lot 23, and the west 50 feet of the east 357 feet of the north 135 feet of Lot 23, NCB 7899, located at 210 West Hart Avenue and 212 West Hart Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2022-11600049) (Ann Benavidez, Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 33 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and no neighborhood association.

No Public Comment

Item #10

ZONING CASE Z-2022-10700141 (Council District 9): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 2 and Lot 3, Block 1, NCB 16244, located at 11401 West Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2022-11600052) (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 26 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and Greater Harmony Hills Neighborhood Association is opposed.

No Public Comment

Item #11

ZONING CASE Z-2022-10700148 CD (Council District 3): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD IDZ AHOD" Residential Single-Family Infill Development Zone Overlay Airport Hazard Overlay District with a Conditional Use for a Professional Office on Lot 28, Block 12, NCB 3280, located at 455 East Drexel Avenue. Staff recommends Approval. (Mirko Maravi, Planning Coordinator, (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

Staff mailed 17 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and Highland Park Neighborhood Association is in support.

No Public Comment

Item #12

ZONING CASE Z-2022-10700152 (Council District 2): A request for a change in zoning from "O-2 NCD-9 AHOD" High-Rise Office Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District to "R-4 NCD-9 AHOD" Residential Single-Family Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District on Lot 2, NCB 6300, located at 338 Nika Street. Staff recommends Approval. (Kellye Sanders, Senior Planner, 210-207-2187, kellye.sanders@sanantonio.gov, Development Services Department)

Staff mailed 19 notices to property owners within 200 feet, 0 returned in favor, 0 response and no response from the Government Hill Alliance Neighborhood Association.

No Public Comment

Item #13

ZONING CASE Z-2022-10700152 (Council District 2): A request for a change in zoning from "O-2 NCD-9 AHOD" High-Rise Office Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District to "R-4 NCD-9 AHOD" Residential Single-Family Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District on Lot 2, NCB 6300, located at 338 Nika Street. Staff recommends Approval. (Kellye Sanders, Senior Planner, 210-207-2187, kellye.sanders@sanantonio.gov, Development Services Department)

Staff mailed 19 notices to property owners within 200 feet, 0 returned in favor, 0 response and no response from the Government Hill Alliance Neighborhood Association.

Public Comment

Rose Hill, President Government Alliance Association, spoke in favor.

Item #16

ZONING CASE Z-2022-10700157 CD (Council District 10): A request for a change in zoning

from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on Lot 18, Block 2, NCB 15679, located at 13571 Wetmore Road. Staff recommends Approval. (Rebecca Rodriguez, Senior Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)

Staff mailed 12 notices to property owners within 200 feet, 1 returned in favor, 0 returned in opposition, and there is no neighborhood association registered for the area.

No Public Comment**Voicemails**

Don Bailey, spoke in favor.

Item #17

ZONING CASE Z-2022-10700158 CD (Council District 3): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on 0.207 acres out of NCB 12714, generally located in the 2600 block of East Southcross Boulevard. Staff recommends Approval, with Conditions. (Rebecca Rodriguez, Senior Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)

Staff mailed 25 notices to property owners within 200 feet, 5 returned in favor, 0 returned in opposition, and Highland Hills Neighborhood Association is in support.

No Public Comment**Item #18**

ZONING CASE Z-2022-10700159 (Council District 3): A request for a change in zoning from "R-4 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District and "R-5 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "R-3 MLOD-3 MLR-2" Single-Family Residential Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on Lot 1-3, Lot 8-14, Lot 902, Block 8, NCB 10843, and Lot 118, Block 1, NCB 10843, located in the 6400 block of Marco Plains and 4410 Grassland Pass. Staff recommends Approval. (Rebecca Rodriguez, Senior Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)

Staff mailed 14 notices to property owners within 200 feet, 1 returned in favor, 0 returned in opposition, and no response from Pecan Valley Neighborhood Association.

Item #19

ZONING CASE Z-2022-10700160 (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 to "MF-18 MLOD-2 MLR-2 AHOD" Limited Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 7, Lot 8, Lot 9, and Lot 13, Block 1, NCB 19603, located at 10322 Potranco Road. Staff recommends Approval. (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff mailed 58 notices to property owners within 200 feet, 2 returned in favor, 3 returned in opposition, and no response from Parks Place Neighborhood Association.

No Public Comment

Item #20

ZONING CASE Z-2022-10700164 (Council District 9): A request for a change in zoning from "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto Sales to "MF-65 AHOD" Multi-Family Airport Hazard Overlay District on Lot 20, NCB 12057, located at 707 Arion Parkway. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2022-11600058) (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff mailed 8 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and no neighborhood association within 200-feet.

No Public Comment

Item #22

ZONING CASE Z-2022-10700166 (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 and "I-1 MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "MF-33 MLOD-2 MLR-1 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 3, Block 28, NCB 15849, generally located in the 10000 Block of Ingram Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2022-11600059) (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 47 notices to property owners within 200 feet, 1 returned in favor, 0 returned in opposition, and no response from El Sendero Homeowner's Association.

No Public Comment

Item #23

ZONING CASE Z-2022-10700167 (Council District 8): A request for a change in zoning from "C-2 MSAO-1 MLOD-1 MLR-1" Commercial Camp Bullis Military Sound Attenuation Overlay 1 Camp Bullis Military Lighting Overlay Military Lighting Region 1 District and "C-3 MSAO-1 MLOD-1 MLR-1" General Commercial Camp Bullis Military Sound Attenuation Overlay 1 Camp Bullis Military Lighting Overlay Military Lighting Region 1 District to "MF-33 MSAO-1 MLOD-1 MLR-1" Multi-Family Camp Bullis Military Sound Attenuation Overlay 1 Camp Bullis Military Lighting Overlay Military Lighting Region 1 District on 12.138 acres of NCB 34760 and NCB 18333, generally located in the 20200 Block of Cresta Bella. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600060) (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 25 notices to property owners within 200 feet, 1 returned in favor, 0 returned in opposition, and no response from Friends of San Antonio Natural Areas.

No Public Comment**Item #24**

ZONING CASE Z-2022-10700168 S (Council District 6): 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 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 a Car Wash on Lot P-26C, Block 45, NCB 15363, located at 7827 Marbach Road. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 49 notices to property owners within 200 feet, 1 returned in favor, 0 returned in opposition, and no response from Meadow Village or Lackland Terrace.

No Public Comment**Item #25**

ZONING CASE Z-2022-10700172 (Council District 3): A request for a change in zoning from "MXD AHOD" Mixed-Use Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 55.762 acres out of CB 4007, generally located in the 12000 Block of Donop Road. Staff recommends Approval. (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff mailed 6 notices to property owners within 200 feet, 1 returned in favor, 0 returned in opposition, and no neighborhood association within 200 feet.

No Public Comment**MOTION**

A motion was made by Commissioner Greathouse and seconded by Commissioner Barros to approve

Items 9,10, 11, 12, 13, 16, 17, 18, 19, 20, 22, 23, 24 and Item 25 as presented.

FAVOR: Sipes, Ortiz, Watson, Hui, Barros, Whyte, Bustamante, Fuentes, Lugalia-Hollon, Greathouse

OPPOSE: None

MOTION CARRIED

CONTINUANCES

Item #2

(Continued from 06/07/2022) ZONING CASE Z-2022-10700060 CD (Council District 1): 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 four (4) dwelling units on Lot 1, Block 49, NCB 8831, located at 1736 West Olmos Drive. Staff recommends Denial. (Corin Hooper, Senior Planner, (210) 207-7232, corin.hooper@sanantonio.gov, Development Services Department)

Mirko Maravi, Planning Coordinator, stated Item #2 Z2022-10700060, was withdrawn.

Item #14

ZONING CASE Z-2022-10700155 (Council District 2): A request for a change in zoning from "R-4 EP-1 MLOD-3 MLR-2" Residential Single-Family Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "RM-4 EP-1 MLOD-3 MLR-2" Residential Mixed Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on Lot 15, Block 12, NCB 6632, located at 1659 Gorman Street. Staff recommends Denial. (Kellye Sanders, Senior Planner, 210-207-2187, kellye.sanders@sanantonio.gov, Development Services Department)

Staff mailed 27 notices to property owners within 200 feet, 1 returned in favor, 1 returned in opposition, and no response from the Harvard Place/Eastlawn Neighborhood Association.

No Public Comment

Item #21

ZONING CASE Z-2022-10700165 (Council District 7): A request for a change in zoning from "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 0.6 acres of NCB 11557, located at 1527 Hillcrest Drive. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 27 notices to property owners within 200 feet, 1 returned in favor, 1 returned in opposition, and no response from the Harvard Place/Eastlawn Neighborhood Association.

Staff mailed 16 notices to property owners within 200 feet, 0 returned in favor, 1 returned in opposition, and no response from Donaldson Terrace.

No Public Comment

MOTION

A motion was made by Commissioner Fuentes and seconded by Commissioner Watson to approve Items 14 and 21 for continuance on August 2nd, 2022.

FAVOR: Sipes, Ortiz, Watson, Hui, Barros, Whyte, Bustamante, Fuentes, Lugalia-Hollon, Greathouse

OPPOSE: None

MOTION CARRIED FOR CONTINUANCE

INDIVIDUAL CONSIDERATION

Item #1

(Continued from 07/05/2022) Consideration and recommendation of an amendment to Chapter 35 of the Municipal Code, the Unified Development Code, being amendment 19-1, related to the West Side Creeks Water Quality Protection Area, submitted by the San Antonio River Authority. This amendment is part of the 2021 UDC update program.

Staff mailed 48 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and no neighborhood association within 200 feet.

Public Comment

Rose Hill, President Government Alliance Association, spoke in opposition.

MOTION

A motion was made by Commissioner Greathouse and seconded by Commissioner Barros for approval as amended.

FAVOR: Sipes, Ortiz, Watson, Hui, Barros, Whyte, Bustamante, Fuentes, Lugalia-Hollon, Greathouse

OPPOSE: None

MOTION CARRIED

Item #8

ZONING CASE Z-2022-10700128 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-33 MLOD-1 MLR-2 ERZD" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District on Lot P-9, NCB 17586, generally located in the 19000 Block of US Highway 281 North. Staff and SAWS recommend Approval. (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff mailed 7 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and 1 letter of concern, no NA within 200 feet.

No Public Comment

MOTION

A motion was made by Commissioner Barros and seconded by Commissioner Whyte for approval as amended.

FAVOR: Sipes, Ortiz, Watson, Hui, Barros, Whyte, Bustamante, Fuentes, Lugalía-Hollon, Greathouse

OPPOSE: None

MOTION CARRIED

Item #6

(Continued from 07/05/2022) ZONING CASE Z-2022-10700145 (Council District 1): A request for a change in zoning from "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 0.160 acres out of NCB 9764, located at 4311 Blanco Road. Staff recommends Denial. (Associated Plan Amendment PA-2022-11600051)(Mirko Maravi, Planning Coordinator, (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

Staff mailed 22 notices to property owners within 200 feet, 10 returned in favor, 0 returned in opposition; Northmoor Neighborhood Association is opposed; no response from the Central Los Angeles Heights Neighborhood Association; 4 in favor outside 200-feet owning 23 total properties; 1 opposed outside 200-feet.

Public Comment

Applicant is present.

Rafael Vaquez, spoke in favor.

MOTION

A motion for denial as amended was made by Commissioner Greathouse and seconded by Commissioner Watson for approval as amended.

FAVOR: Sipes, Ortiz, Watson, Hui, Barros, Whyte, Bustamante, Fuentes, Lugalia-Hollon, Greathouse

OPPOSE: None

MOTION CARRIED

Item #3

(Continued from 06/21/2022) ZONING CASE Z-2022-10700127 (Council District 5): 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 "IDZ-3 MLOD-2 MLR-1 AHOD" High Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with uses permitted for twenty (20) dwelling units on 0.4793 acres out of NCB 8250, located at 126 Northwest 36th Street. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment PA-2022-11600042) (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 16 notices; 3 in favor, 0 opposed; Outside 200 feet: 2 in favor, 1 opposed; Memorial Heights, Westwood Square, and Los Puentes NA are in opposition.

Applicant is present and amended their request from IDZ3 to IDZ1.

Public Comment

Richard Garcia, President of The Memorial Heights Association, is opposed

Terry Killmer is opposed.

Voicemails

Ortiz Family, spoke in opposition.

Rosario Garcia, spoke in opposition.

A motion for approval was made by Chair Bustamante and seconded by Commissioner Fuentes for approval as amended.

FAVOR: Sipes, Ortiz, Watson, Hui, Barros, Whyte, Bustamante, Fuentes, Lugalia-Hollon, Greathouse

OPPOSE: None

MOTION CARRIED

Commissioner Greathouse recused herself from the meeting at 2:35 P.M.

RECESS – 2:35 P.M.

BACK IN SESSION – 2:46 P.M.

Item #4

(Continued from 07/05/2022) ZONING CASE Z-2022-10700117 (Council District 5): 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, "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-1 MLOD-2 MLR-2 AHOD" Limited Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for six (6) dwelling units on Lots 4-6 and Lots 19-20, Block 2, NCB 2528, located at 107 Frio City Road. Staff recommends Approval. (Mirko Maravi, Planning Coordinator, (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

Staff mailed 31 notices to property owners within 200 feet, 1 returned in favor, 7 returned in opposition, and Collins Garden Neighborhood Association is opposed; 7 outside 200-feet.

Applicant, Jose Luis Garza Padilla is available.

Voicemails

Able Bias, spoke in opposition.

Arlinda Barrientos, spoke in opposition.

Carlos Cantu, spoke in opposition.

Irma Hoffman, spoke in opposition.

Maria Baily, spoke in opposition.

Public Comment

Jo Karambis, spoke in opposition.

Karen Speer, Collins Garden Association, spoke in opposition.

Romulo Spiller, spoke in opposition.

Rebuttal

Representative stated 4 homes would be built rather than 6 to be in align with the character of the

neighborhood and be more effective in communicating.

MOTION

A motion for approval was made by Chair Bustamante and seconded by Commissioner Ortiz for approval as amended.

FAVOR: Sipes, Ortiz, Watson, Hui, Barros, Whyte, Bustamante, Fuentes, Lugalia-Hollon,
OPPOSE: None

MOTION CARRIED

Chair Bustamante departed at 3:20 P.M.

Commissioner Greathouse came back to the meeting at 3:20 P.M.

Voicemails

Valerie Cortez, Concerned Citizens of Dignowity Hill, spoke in opposition.

Diana Daniels, spoke in favor.

Item #5

(Continued from 07/05/2022) ZONING CASE Z-2022-10700139 (Council District 3): A request for a change in zoning from "R-6 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "RM-4 MLOD-3 MLR-2 AHOD" Residential Mixed Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on the south 157.3 feet of Lot 19, Block 1, NCB 7522, located at 1672 Rigsby Avenue. Staff recommends Denial, with an Alternate Recommendation. (Mirko Maravi, Planning Coordinator, (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

Staff mailed 23 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and no response from Pasadena Heights Neighborhood Association or the Southeast Side Neighborhood Association.

Alan Neff, representative, stated the purpose of this request is to allow for development 4 residential units on the subject property.

No Public Comment

MOTION

A motion was made by Commissioner Fuentes for denial and seconded by Commissioner Hui.

FAVOR: Hui, Fuentes, Watson

OPPOSE: Sipes, Ortiz, Watson, Barros, Whyte, Bustamante, Lugalia-Hollon,

MOTION FAILS

An alternate motion for approval was made by Commissioner Whyte and seconded by Commissioner Greathouse for approval as amended.

FAVOR: Sipes, Ortiz, Barros, Whyte, Bustamante, Lugalia-Hollon

OPPOSE: Hui, Fuentes, Watson,

MOTION CARRIED

Commissioner Greathouse leaves the meeting at 3:45 P.M.

Item #7

ZONING CASE Z-2022-10700044 (Council District 10): A request for a change in zoning from "MF-33 MC-1 AHOD" Multi-Family Austin Highway/Harry Wurzbach (TAPS Memorial Boulevard) Metropolitan Corridor Overlay Airport Hazard Overlay District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "IDZ-2 MC-1 AHOD" Medium Intensity Infill Development Zone Austin Highway/Harry Wurzbach (TAPS Memorial Boulevard) Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted for an "MF-40" and "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-40" Multi-Family District on Lot 34, Block A, NCB 8695, located at 127 Rainbow Drive. Staff recommends Approval. (Mirko Maravi, Planning Coordinator, (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

Staff mailed 14 notices to property owners within 200 feet, 1 returned in favor, 0 returned in opposition on no neighborhood association.

Applicant is present, (The NRP Group, LLC), Brown & Ortiz, PC.

Public Comment

Kellie Grengs, member of Woodbridge HOA, spoke in opposition.

Ron Barshop, spoke in opposition.

MOTION

A motion for approval was made by Commissioner Whyte and seconded by Commissioner Fuentes for approval.

FAVOR: Sipes, Ortiz, Whyte, Lugalía-Hollon, Watson, Fuentes, Hui

OPPOSE: None

RECUSE: Barros

MOTION CARRIED

Item #15

ZONING CASE Z-2022-10700156 (Council District 2): A request for a change in zoning from "R-4 MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "MHP MLOD-3 MLR-1" Manufactured Housing Park Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District on Lot 8 and the east 25 feet of Lot 9, Block 7, NCB 10684, located at 455 Bundy Street. Staff recommends Approval. (Mirko Maravi, Planning Coordinator, (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

Staff mailed 37 notices to property owners within 200 feet, 0 returned in favor, 2 returned in opposition on no neighborhood association.

Applicant, Diana Chicas is present.

A motion for approval was made by Commissioner Watson and seconded by Commissioner Barros for approval.

FAVOR: Watson, Sipes, Ortiz, Watson, Hui, Barros, Whyte, Fuentes, Lugalía-Hollon,

OPPOSE: None

MOTION CARRIED

Minutes

Consideration of July 5, 2022, Zoning Commission Minutes.

MOTION

A motion was made by Commissioner Barros and seconded by Commissioner Ortiz for approve as presented.

All voted in affirmative.

Abstain: Commissioner Whyte, Commissioner Fuentes

MOTION CARRIED

Director's Report – No report at this time.

Adjournment.

There being no further business, the meeting was adjourned at 4:16 P.M.

APPROVED BY: _____ or _____
John Bustamante, Chair

DATE: _____

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