

City of San Antonio



Minutes

Zoning Commission

Development and Business Services

Center

1901 South Alamo

Tuesday, August 16, 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.

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.

1:02 P. M. – Call to order

SeproTec Translators were present and available.

ROLL CALL: Present: Barros, Whyte, Watson, Fuentes, Hui, Bustamante, Bustamante, Greathouse,

Absent: Kamath, Ortiz, Lugalia-Hollon

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

COMBINED HEARING 1:**Item #6****ZONING CASE Z-2022-10700182 S (Council District 1): (Continued from 08/16/2022)**

A request for a change in zoning from "RM-4 UC-4 AHOD" Residential Mixed North St. Mary's Street Urban Corridor Airport Hazard Overlay District, "O-2 UC-4 AHOD" High-Rise Office North St. Mary's Street Urban Corridor Airport Hazard Overlay District and "MF-33 UC-4 AHOD" Multi-Family North St. Mary's Street Urban Corridor Airport Hazard Overlay District to "C-1 UC-4 AHOD" Commercial North St. Mary's Street Urban Corridor Airport Hazard Overlay District on Lot 4, Block 2, NCB 6201, Lot 5, Block 2, NCB 6201, located at 610 and 618 East Woodlawn Avenue and "C-1 S UC-4 AHOD" Commercial North St. Mary's Street Urban Corridor Airport Hazard Overlay District with a Specific Use Authorization for a Commercial Parking Lot on Lot 71 and Lot 72, NCB 3098, Lot 87, Block 2, NCB 3099, 0.120 acres out of NCB 3099 and 0.0720 acres out of NCB 3099, located at 2902 North Saint Mary's Street, 412, 416 and 418 East Craig Place. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600069) (Mirko Maravi, Planning Coordinator, (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

Staff mailed 51 notices to property owners within 200 feet, 11 returned in favor, 0 returned in opposition; Tobin Hill NA is in favor

No Public Comment**MOTION**

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

FAVOR: Fuentes, Watson, Barros, Whyte, Greathouse, Sipes, Bustamante

OPPOSE: None

MOTION CARRIED**Item #9****ZONING CASE Z-2022-10700191 (Council District 1): Continued from 08/16/2022**

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 "RM-4 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on the east 12.84 feet of Lot 9B and Lot 10A, Block 3, NCB 2191, located at 1513 Leal Street. Staff recommends Approval. (Mark Chavez, Planner, (210) 207-7395, Mark.Chavez@Sanantonio.Gov, Development Services Department)

Staff mailed 23 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no response from Prospect Hill NA and no response from West End Hope in Action NA.

No Public Comment

Voicemails

Carlos Gonzales, is in opposition.

MOTION

A motion for approval was made by Commissioner Sipes and seconded by Commissioner Greathouse.

FAVOR: Fuentes, Watson, Barros, Whyte, Greathouse, Sipes, Bustamante

OPPOSE: None

MOTION CARRIED

Item #10

ZONING CASE Z-2022-10700192 (Council District 2): Continued from 08/16/2022

A request for a change in zoning from “R-4 EP-1 MLOD-3 MLR-2 AHOD” Residential Single-Family Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to “IDZ-1 EP-1 MLOD-3 MLR-2 AHOD” Limited Intensity Infill Development Zone Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for three (3) dwelling units on Lot 3A and Lot 3B, Block 14, NCB 6348, located at 1108 Gibbs Street. Staff recommends Approval. (Kellye Sanders, Senior Planner, 210-207-2187, kellye.sanders@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 Jefferson Heights Neighborhood Association

No Public Comment

MOTION

A motion for approval was made by Commissioner Sipes and seconded by Commissioner Greathouse.

FAVOR: Fuentes, Watson, Barros, Whyte, Greathouse, Sipes, Bustamante

OPPOSE: None

MOTION CARRIED

Item #12

ZONING CASE Z-2022-10700173 (Council District 3): September 6th, 2022

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 "C-2

NA MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales 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 "MF-18" Limited Density Multi-Family District on 2.034 acres of NCB 6230, located at 202-206 Pleasanton Road and 4023 South Flores Street. Staff recommends Approval. (Mirko Maravi, Planning Coordinator, (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

Staff mailed 53 notices to property owners within 200 feet, 1 returned in favor, 0 returned in opposition; no response from St. Leo's Neighborhood Association.

No Public Comment

Voicemails

Steven Martinez is in favor.

MOTION

A motion for Approval was made by Commissioner Sipes and seconded by Commissioner Greathouse.

FAVOR: Fuentes, Watson, Barros, Whyte, Greathouse, Sipes, Bustamante

OPPOSE: None

MOTION CARRIED

Item #14

ZONING CASE Z-2022-10700200 CD (Council District 7): September 6th, 2022

A request for a change in zoning from "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 Auto, Boat and Recreational Vehicle Storage – Outside and Screened on 3.924 acres out of NCB 17973, located at 7540 Bandera Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600075) (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff mailed 29 notices to property owners within 200 feet, 1 returned in favor, 0 returned in opposition; no NA association within 200 feet.

No Public Comment

Voicemails

Michael Mills, is opposed.

Connie Gutierrez, is opposed.

Melissa Alvarez, is opposed.

The Commission recommended the following Conditions:

- 1) Downward facing lighting directed away from residential zoning and/or uses.
- 2) Hours of Operation: 7 days a week Saturday through Sunday, 7:00a.m. to 7:00p.m

James McKnight, Brown & Ortiz, P.C., representative, accepted the proposed Conditions.

MOTION

A motion for Approval with Conditions was made by Commissioner Sipes and seconded by Commissioner Fuentes.

FAVOR: Fuentes, Watson, Barros, Whyte, Greathouse, Sipes, Bustamante
OPPOSE: None

MOTION CARRIED

Item #16

ZONING CASE Z-2022-10700202 CD (Council District 10): September 6th, 2022

A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 1, Block 3, NCB 15693, located at 13002 Uhr Lane. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 28 notices to property owners within 200 feet, 5 returned in favor, 0 returned in opposition; no response from Northern Hills Association Neighborhood Association

No Public Comment

Applicant, Saul Valenzuela is present.

MOTION

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

FAVOR: Fuentes, Watson, Barros, Whyte, Greathouse, Sipes, Bustamante
OPPOSE: None

MOTION CARRIED

Item #17

ZONING CASE Z-2022-10700203 CD (Council District 1): September 6th, 2022

A request for a change in zoning from "C-2NA H UC-5 AHOD" Commercial Nonalcoholic Sales Historic Tobin Hill Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District to "C-2 CD IDZ H UC-5 AHOD" Commercial Infill Development Zone Overlay Historic

Tobin Hill Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District with a Conditional Use for a Bar and/or Tavern on the south 100 feet of Lot 1 and the west 26.9 feet of the south 100 feet of Lot 2, Block 11, NCB 1749, located at 1602 North Main Avenue. Staff recommends Approval. (Ann Benavidez, Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 23 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; Tobin Hill Community Association is in support.

No Public Comment

Mirko Maravi, Principal Planner, read the following Conditions into the meeting record.

- 1) No live outdoor entertainment.
- 2) Food Truck Hours of Operation will not extend past the following times: Monday-Thursday: 12:00a.m., Friday and Saturday: 1:00a.m, and Sunday: 11:00p.m.

MOTION

A motion for Approval with Conditions was made by Commissioner Sipes and seconded by Commissioner Greathouse.

FAVOR: Fuentes, Watson, Barros, Whyte, Greathouse, Sipes, Bustamante

OPPOSE: None

MOTION CARRIED

Item #19

ZONING CASE Z-2022-10700205 (Council District 1): September 6th, 2022

A request for a change in zoning from "BP AHOD" Business Park Airport Hazard Overlay District to "O-2 AHOD" High-Rise Office Airport Hazard Overlay District on Lot 7, NCB 16502, located at 6660 First Park Ten Boulevard. Staff recommends Approval. (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff mailed 15 notices to property owners within 200 feet, 1 returned in favor, 1 returned in opposition; Dellview Area Neighborhood Association is in support, 1 in favor outside 200 feet.

No Public Comment

MOTION

A motion for Approval was made by Commissioner Sipes and seconded by Commissioner Greathouse.

FAVOR: Fuentes, Watson, Barros, Whyte, Greathouse, Sipes, Bustamante

OPPOSE: None

MOTION CARRIED

Item #20**ZONING CASE Z-2022-10700207 CD (Council District 7): September 6th, 2022**

A request for a change in zoning from "C-2 NCD-8 MLOD-2 MLR-2 AHOD" Commercial Woodlawn Lake Area Neighborhood Conservation Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-1 CD NCD-8 MLOD-2 MLR-2 AHOD" Light Commercial Woodlawn Lake Area Neighborhood Conservation Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for a Carwash on Lot 39, Block 9, NCB 8340, generally located in the 100 Block of Saint Cloud. Staff recommends Approval. (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff mailed 20 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no response from Jefferson/Woodlawn Lake Neighborhood Association.

No Public Comment**Voicemails**

Maryanne Gamez, President of HOA is opposed.

Mirko Maravi, Principal Planner, read the following Conditions into the meeting record:

- 1) Hours of Operation Monday through Saturday 7:00am to 8:00pm and Sunday 9:00am to 7:00pm
- 2) Downward facing lighting and pointed away from residential zoning and/or uses after 8:00pm
- 3) Streetscape trees along Woodlawn in the same configuration as Woodlawn Lake Park and bushes to be added to screen business from residential uses.
- 4) Pole sign on St. Cloud limited to 6-feet and monument signage only on Woodlawn.

MOTION

A motion for Approval with Conditions was made by Commissioner Sipes and seconded by Commissioner Greathouse.

FAVOR: Fuentes, Watson, Barros, Whyte, Greathouse, Sipes, Bustamante

OPPOSE: None

MOTION CARRIED**Item #21****ZONING CASE Z-2022-10700209 (Council District 2): September 6th, 2022**

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 "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay

Military Lighting Region 1 Airport Hazard Overlay District on Lot 7 and the west 62.25 feet of Lot 8, Block 4, NCB 7446, located at 4930 Fortuna Street. Staff recommends Approval. (Joshua Orton, Senior Planner, (210) 207-7945, joshua.orton@sanantonio.gov, Development Services Department))

Staff mailed 33 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no response from Los Puentes NA.

No Public Comment

MOTION

A motion for approval was made by Commissioner Sipes and seconded by Commissioner Greathouse.

FAVOR: Fuentes, Watson, Barros, Whyte, Greathouse, Sipes, Bustamante

OPPOSE: None

MOTION CARRIED

Item #22

ZONING CASE Z-2022-10700210 CD (Council District 2): August 16, 2022

A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "R-3 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on the south 58.5 feet of Lot 5, NCB 1405, located at 117 Gravel Street. Staff recommends Approval. (Mirko Maravi, Planning Coordinator, (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

Staff mailed 36 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no response from the Neighborhood Association.

No Public Comment

MOTION

A motion for approval was made by Commissioner Sipes and seconded by Commissioner Greathouse.

FAVOR: Fuentes, Watson, Barros, Whyte, Greathouse, Sipes, Bustamante

OPPOSE: None

MOTION CARRIED

Item #25

ZONING CASE Z-2022-10700214 (Council District 2): September 6th, 2022

A request for a change in zoning from "R-4 EP-1 MLOD-3 MLR-2 AHOD" Residential Single-Family Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-1 EP-1 MLOD-3 MLR-2 AHOD" Limited Intensity Infill Development Zone Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for four (4) dwelling units on Lot 21 and Lot 22, Block 6, NCB 1424, located at 627 Belmont. Staff recommends Approval. (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff mailed 48 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no response from Jefferson Heights Neighborhood Association

No Public Comment

MOTION

A motion for approval was made by Commissioner Sipes and seconded by Commissioner Greathouse.

FAVOR: Fuentes, Watson, Barros, Whyte, Greathouse, Sipes, Bustamante

OPPOSE: None

MOTION CARRIED

Item #26

ZONING CASE Z-2022-10700216 (Council District 2): September 6th, 2022

A request for a change in zoning from "MF-33 HS RIO-2 UC-2 AHOD" Multi-Family Historic Significant River Improvement Overlay Broadway Urban Corridor Airport Hazard Overlay District, "C-1 HS RIO-2 UC-2 AHOD" Light Commercial Historic Significant River Improvement Overlay Broadway Urban Corridor Airport Hazard Overlay District, "C-3 RIO-2 UC-2 AHOD" General Commercial River Improvement Overlay Broadway Urban Corridor Airport Hazard Overlay District, and "IDZ RIO-2 UC-2 AHOD" Infill Development Zone River Improvement Overlay Broadway Urban Corridor Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District, "C-3" General Commercial, and Multi-Family uses (apartments and/or condominiums) not to exceed 100 units per acre; as well as the following uses: Live-Work Units; Bar and/or tavern with cover charge 3 or more days per week; Nightclub with cover charge 3 or more days per week; Alcohol beverage manufacture or brewery; Hotel taller than 35 feet; Beverage manufacture non-alcohol (including manufacturing and processing); Entertainment Venue (outdoor); Live Entertainment with and without cover charge 3 or more days per week (not including Food Service Establishments); Food Service Establishments with cover charge 3 or more days per week (with or without accessory live entertainment); and Beverage Manufacturing or Processing with Storage and Repair of Service Vehicles and Outside Storage (Open with No Screening including Shipping Container Storage) to "IDZ-3 RIO-2 DN UC-2 AHOD" High Intensity Infill Development Zone River Improvement Overlay Development Node Broadway Urban Corridor Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District, "C-3" General Commercial, and Multi-Family

uses (apartments and/or condominiums) not to exceed 100 units per acre; as well as the following uses: Live-Work Units; Bar and/or tavern with cover charge 3 or more days per week; Nightclub with cover charge 3 or more days per week; Alcohol beverage manufacture or brewery; Hotel taller than 35 feet; Beverage manufacture non-alcohol (including manufacturing and processing); Entertainment Venue (outdoor); Live Entertainment with and without cover charge 3 or more days per week (not including Food Service Establishments); Food Service Establishments with cover charge 3 or more days per week (with or without accessory live entertainment) and “IDZ-3 HS RIO-2 DN UC-2 AHOD” High Intensity Infill Development Zone Historic Significant River Improvement Overlay Development Node Broadway Urban Corridor Airport Hazard Overlay District with uses permitted in “RM-4” Residential Mixed District, “C-3” General Commercial, and Multi-Family uses (apartments and/or condominiums) not to exceed 100 units per acre; as well as the following uses: Live-Work Units; Bar and/or tavern with cover charge 3 or more days per week; Nightclub with cover charge 3 or more days per week; Alcohol beverage manufacture or brewery; Hotel taller than 35 feet; Beverage manufacture non-alcohol (including manufacturing and processing); Entertainment Venue (outdoor); Live Entertainment with and without cover charge 3 or more days per week (not including Food Service Establishments); Food Service Establishments with cover charge 3 or more days per week (with or without accessory live entertainment) on Lot 1, Lot 2, Lot 3, Lot 4, Lot 5, Lot 6, Lot 7, Lot 8, Lot 9, Lot 11, Lot 12, Lot 13, Lot 14, Lot 16, Lot 38, and Lot 39, NCB 965, and Lot 7, Lot 8, Lot 9, Lot 16, Lot 17, and Lot 18, Block 11, NCB 1765, located at 1602 Broadway Street, 1610 Broadway Street, 1616 Broadway Street, 1630 Broadway Street, 1702 Broadway Street, 1706 Broadway Street, 1601 North Alamo Street, 1611 North Alamo Street, and 1613 North Alamo Street. Staff recommends Approval. (Kellye Sanders, Senior Planner, 210-207-2187, kellye.sanders@sanantonio.gov, Development Services Department)

Staff mailed 36 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no response from Government Hill Alliance NA or Downtown Residents Association.

No Public Comment

MOTION

A motion for approval was made by Commissioner Sipes and seconded by Commissioner Greathouse.

FAVOR: Fuentes, Watson, Barros, Whyte, Greathouse, Sipes, Bustamante

OPPOSE: None

MOTION CARRIED

CONTINUANCE AGENDA:

Item #5

ZONING CASE Z-2022-10700163 (Council District 1): Continuance - September 20, 2022

A request for a change in zoning from "C-2 UC-5 AHOD" Commercial Main

Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District, "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "R-6 UC-5 AHOD" Residential Single-Family Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District to "IDZ-2 UC-5 AHOD" Medium Intensity Infill Development Zone Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on Lot A, Lot B, Lot C, Lot D, Lot F, Lot 2B, Block 2, NCB 1714, located at 2200 McCullough Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600076) (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff mailed 49 notices to property owners within 200 feet, 2 returned in favor, 6 returned in opposition; Tobin Hill Neighborhood Association is in opposition, Monte Vista Neighborhood Association is in opposition, Monte Vista Historical Association is in opposition.

No Public Comment

MOTION

A motion for continuance was made by Commissioner Sipes and seconded by Commissioner Fuentes.

FAVOR: Fuentes, Watson, Barros, Whyte, Greathouse, Sipes, Bustamante

OPPOSE: None

MOTION CARRIED

Item #24

ZONING CASE Z-2022-10700213 (Council District 8): September 6th, 2022

A request for a change in zoning from "C-3 R MLOD-1 MLR-2" General Commercial Restrictive Alcoholic Sales Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "PUD MF-18 MLOD-1 MLR-2" Planned Unit Development Limited Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District with Reduced Perimeter Setback of 10-feet on Lot 8, Block 2, NCB 16094, generally located in the 4000 Block of Woodstone Drive. 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, 0 returned in favor, 0 returned in opposition; and there is no NA.

No Public Comment

MOTION

A motion for continuance was made by Commissioner Sipes and seconded by Commissioner Fuentes.

FAVOR: Fuentes, Watson, Barros, Whyte, Greathouse, Sipes, Bustamante
OPPOSE: None

MOTION CARRIED

Item #7

ZONING CASE Z-2022-10700187 (Council District 6): Continued from August 16th, 2022

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 "R-6 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 4, Block 2, NCB 15406, located at 515 Westbend Drive. Staff recommends Denial. (Ann Benavidez, Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

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

No Public Comment

MOTION

A motion for continuance was made by Commissioner Sipes and seconded by Commissioner Fuentes.

FAVOR: Fuentes, Watson, Barros, Whyte, Greathouse, Sipes, Bustamante
OPPOSE: None

Item #23

ZONING CASE Z-2022-10700211 (Council District 2): Continuance –October 4th, 2022

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 100 Dwelling Units on Lot 14, NCB 46, located at 815 East Grayson Street. Staff recommends Denial. (Associated Plan Amendment PA-2022-11600079) (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff mailed 50 notices to property owners within 200 feet, 1 returned in favor, 4 returned in opposition; no response from Government Hill Neighborhood Association.

No Public Comment

MOTION

A motion for continuance was made by Commissioner Sipes and seconded by Commissioner Fuentes.

FAVOR: Fuentes, Watson, Barros, Whyte, Greathouse, Sipes, Bustamante

OPPOSE: None

MOTION CARRIED

Item #15

ZONING CASE Z-2022-10700201 CD (Council District 5): Continuance –October 4th, 2022

A request for a change in zoning from "C-1 S MLOD-2 MLR-2 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for a Non-Commercial Parking Lot to "C-1 CD MLOD-2 MLR-2 AHOD" Light 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 1, Block 10, NCB 2840, located at 346 Cottonwood Avenue. Staff recommends Denial. (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; no response from St. Leo's NA.

No Public Comment

MOTION

A motion for continuance was made by Commissioner Sipes and seconded by Commissioner Fuentes.

FAVOR: Fuentes, Watson, Barros, Whyte, Greathouse, Sipes, Bustamante

OPPOSE: None

MOTION CARRIED

Item #27

ZONING CASE Z-2022-10700217 CD (Council District 1): October 4th, 2022

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 23 and Lot 24, Block 10, NCB 7229, located at 702 El Monte Boulevard. Staff recommends Denial, with Alternate Recommendation. (Mark Chavez, Planner, 210-207-7395, Mark.Chavez@sanantonio.gov, Development Services Department)

Staff mailed 39 notices to property owners within 200 feet, 0 returned in favor, 8 returned in opposition;

no response from Government Hill Alliance NA or Downtown Residents Association.

Public Comment

April Guadarrama, spoke in opposition.

Applicant, Christina Alaniz is present and requesting a continuance.

MOTION

A motion for continuance was made by Commissioner Greathouse and seconded by Commissioner Whyte.

FAVOR: Fuentes, Watson, Barros, Whyte, Greathouse, Sipes, Bustamante

OPPOSE: None

MOTION CARRIED

INDIVIDUAL CONSIDERATION

Item #2

ZONING CASE Z-2022-1070084 ERZD (Council District 8): September 6th, 2022

A request for a change in zoning from "R-6 MLOD-1 MLR-2 ERZD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to "O-1.5 MLOD-1 MLR-2 ERZD" Mid-Rise Office Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District on Lot 14, Block 18, NCB 14728, located at 12100 Pebble Lane 4. Staff and SAWS recommend Approval. (Ann Benavidez, Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 17 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no registered NA.

Public Comment

No public comment.

Mike Escalante, SAWS, recommended approval with 65% impervious cover limitation.

Applicant, Jonathan Pace was present.

MOTION

A motion for Approval was made by Commissioner Sipes and seconded by Commissioner Greathouse.

FAVOR: Fuentes, Watson, Barros, Whyte, Greathouse, Sipes, Bustamante

OPPOSE: None

MOTION CARRIED

Item #4**ZONING CASE Z-2022-10700155 (Council District 2): September 6th, 2022**

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, 0 returned in opposition; no response from Harvard Place/Eastlawn Neighborhood Association.

No Public Comment

Applicant, Robert Delgado with Delgado Engineering is present.

MOTION

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

FAVOR: Fuentes, Watson, Barros, Whyte, Greathouse, Sipes, Bustamante

OPPOSE: None

MOTION CARRIED**Item #11****ZONING CASE Z-2022-10700196 (Council District 10):** (Continued from 08/16/2022)

A request for a change in zoning from "L IH-1 AHOD" Light Industrial Northeast Gateway Corridor Airport Hazard Overlay District to "I-2 S IH-1 AHOD" Heavy Industrial Northeast Gateway Corridor Airport Hazard Overlay District with a Specific Use Authorization for a Sanitary Landfill on 0.158 acres out of NCB 15911, located at 11135 North Interstate Highway 35. Staff recommends Denial. (Associated Plan Amendment PA-2022-11600070) (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff mailed 4 notices to property owners within 200 feet, 1 returned in favor, 2 returned in opposition; no Neighborhood Association within 200 feet, 1 in opposition outside 200 feet.

Public Comment

Kris Keller, is in opposition.

Kevin Keller, is in opposition.

Ariel Keller, is in opposition.

MOTION

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

FAVOR: Fuentes, Barros, Whyte, Greathouse, Bustamante

OPPOSE: Watson, Hui, Sipes

MOTION FAILS

Item #13

ZONING CASE Z-2022-10700199 (Council District 1): September 6th, 2022

A request for a change in zoning from "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Barber/Beauty Shop to "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District on Lot 15, Block 5, NCB 6176, located at 827 Viendo. Staff recommends Denial. (Associated Plan Amendment PA-2022-11600073) (Ann Benavidez, Zoning Planner, (210)207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 27 notices to property owners within 200 feet, 0 returned in favor, 1 returned in opposition; Los Angeles Heights NA is opposed.

No Public Comment

Applicant, Kimberly Barbosa is present

MOTION

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

FAVOR: Fuentes, Watson, Barros, Whyte, Greathouse, Sipes, Bustamante

OPPOSE: None

MOTION CARRIED

Recess called at 2:54 P.M.

Back in session at 3:02 P.M.

Item #14

ZONING CASE Z-2022-10700200 CD (Council District 7): September 6th, 2022

A request for a change in zoning from "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 Auto, Boat and Recreational Vehicle Storage – Outside and Screened on 3.924 acres out of NCB 17973, located at 7540 Bandera Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600075) (Elizabeth

Steward, Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff mailed 29 notices to property owners within 200 feet, 1 returned in favor, 0 returned in opposition; no NA association within 200 feet.

No Public Comment

Voicemails

Michael Mills, is opposed.

Connie Gutierrez, is opposed.

Melissa Alvarez, is opposed.

The Commission recommended the following Conditions:

- 1) Downward facing lighting directed away from residential zoning and/or uses.
- 2) Hours of Operation: 7 days a week Saturday through Sunday, 7:00a.m. to 7:00p.m

James McKnight, Brown & Ortiz, P.C., representative, accepted the proposed Conditions.

MOTION

A motion for Approval with Conditions was made by Commissioner Sipes and seconded by Commissioner Fuentes.

FAVOR: Fuentes, Watson, Barros, Whyte, Greathouse, Sipes, Bustamante

OPPOSE: None

MOTION CARRIED

Item #16

ZONING CASE Z-2022-10700202 CD (Council District 10): September 6th, 2022

A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 1, Block 3, NCB 15693, located at 13002 Uhr Lane. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 28 notices to property owners within 200 feet, 5 returned in favor, 0 returned in opposition; no response from Northern Hills Association Neighborhood Association

No Public Comment

Applicant, Saul Valenzuela is present.

MOTION

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

FAVOR: Fuentes, Watson, Barros, Whyte, Greathouse, Sipes, Bustamante

OPPOSE: None

MOTION CARRIED

Item #18

ZONING CASE Z-2022-10700204 (Council District 3): September 6th, 2022

A request for a change in zoning from "IDZ MC-2 AHOD" Infill Development Zone South Presa Metropolitan Corridor Airport Hazard Overlay District with Uses Permitted in "C-2" Commercial District and "RM-4" Residential Mixed District to "IDZ-2 MC-2 AHOD" Medium Intensity Infill Development Zone South Presa Metropolitan Corridor Airport Hazard Overlay District with Uses Permitted in "C-2" Commercial District and Auto & Light Truck Repair on the south 35 feet of Lot 5, Lot 6, Block 15, NCB 3220, located at 4119 South Presa Street. Staff recommends Denial. (Ann Benavidez, Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 38 notices to property owners within 200 feet, 11 returned in favor, 0 returned in opposition; outside 200 feet: 3 in favor; Riverside Neighborhood Association is in support.

No Public Comment

MOTION

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

FAVOR: Fuentes, Watson, Barros, Whyte, Greathouse, Sipes, Bustamante

OPPOSE: None

MOTION CARRIED

Item #8

ZONING CASE Z-2022-10700190 CD (Council District 3): Continuance –October 4th, 2022

A request for a change in zoning from "C-1 MLOD-3 MLR-1" Light 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 Motor Vehicle Sales on 2.48 acres out of NCB 10832, located at 2624 Rigsby Avenue. Staff recommends Denial, with Alternate Recommendation with Conditions. (Ann Benavidez, 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 response from Southeast Side Neighborhood Association.

No Public Comment

MOTION

A motion for approval with conditions was made by Commissioner Fuentes and seconded by Commissioner Watson.

C-1 CD Light Commercial District with a Conditional Use for Motor Vehicle Sales with the conditions:

- 1) All outside lighting shall be facing downward.
- 2) No outside temporary signage.

A 15' landscape buffer shall be maintained between the property being rezoned and all residential zoning/land use.

FAVOR: Fuentes, Watson, Barros, Whyte, Greathouse, Sipes, Bustamante

OPPOSE: None

MOTION CARRIED

No Public Comment

MOTION

A motion for continuance was made by Commissioner Fuentes and seconded by Commissioner Watson.

FAVOR: Fuentes, Watson, Barros, Whyte, Greathouse, Sipes, Bustamante

OPPOSE: None

MOTION CARRIED

Item #28

City's Unified Development Code, Chapter 35, Section 35-335(c)(C) September 6th, 2022

Consideration of an amendment to the City's Unified Development Code, Chapter 35, Section 35-335(c)(C), "Ingram Hills Neighborhood Conservation District (NCD-3)" related to updating standards for fencing and carports. Staff recommends Approval.

Staff mailed 972 notices to property owners, 0 returned in favor, 8 returned in opposition; Ingram Hills Neighborhood Association is in favor.

No Public Comment

MOTION

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

FAVOR: Fuentes, Watson, Barros, Whyte, Greathouse, Sipes, Bustamante

OPPOSE: None

MOTION CARRIED

Approval of Minutes

Consideration of August 16th, 2022, Zoning Commission Minutes.

MOTION

A motion was made by Commissioner Greathouse and seconded by Commissioner Whyte.

All voted in affirmative.

Abstain: Commissioner Sipes

MOTION CARRIED

Director's Report – No report at this time.

Adjournment.

There being no further business, the meeting was adjourned at 3:39 P.M.

APPROVED BY: _____ **or** _____
John Bustamante, Chair

DATE: _____

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

