



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

**April 19, 2022**

**1:00PM**

**1901 S. Alamo**

**Zoning Commission Members**

**A majority of appointive Members shall constitute a quorum.**

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

| Taylor Watson, District 2 | Charles Fuentes- District 3 | Suren Kamath, District 4 |  
| Kin Hui - District 6 | Osvaldo Ortiz, District 8 | Marco Barros, District 9  
Marc Whyte, District 10 | Gayle McDaniel, Mayor |

**1:00 P.M. - Call to Order, Videoconference**

- **Roll Call**
- **Present:** Watson, Fuentes, Hui, Ortiz, Barros, Whyte, McDaniel, Greathouse, Sipes, Bustamante
- **Absent:** Kamath
- **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-2021-10700280</b>	<b>Postponed</b>
<b>Item 2</b>	<b>Z-2022-10700069</b>	<b>Postponed</b>
<b>Item 25</b>	<b>Z-2022-10700081</b>	<b>Postponed</b>

*Public Hearing and Consideration of the following Cases:*

**COMBINED CONSENT AGENDA #1:**

**Item # 13** **ZONING CASE Z-2022-10700067 (Council District 1):** A request for a change in zoning from "R-6 H AHOD" Residential Single-Family Historic Lavaca Airport Hazard Overlay District to "RM-5 H AHOD" Residential Mixed Historic Lavaca Airport Hazard Overlay District on Lot 10, Block 5, NCB 723, located at 220 Leigh Street. Staff recommends Approval. (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@sanantonio.gov, Development Services Department)

Staff stated 29 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and Lavaca Neighborhood Association is in favor.

**No Public Comment**

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

**Second:** Commissioner Watson

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

**Opposed:** None

**Motion carried as Approval.**

**Item # 16**     **ZONING CASE Z-2022-10700071 (Council District 7):** A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on Lot 24, Block 15, NCB 14361, located at 5002 Northwest Loop 410. Staff recommends Approval. (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)

Staff stated 6 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and there is no registered neighborhood association.

**No Public Comment**

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

**Second:** Commissioner Watson

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

**Opposed:** None

**Motion carried as Approval.**

**Item # 17**     **ZONING CASE Z-2022-10700072 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 three (3) dwelling units on Lot 12, NCB 3599, located at 638 West Elmira Street. Staff recommends Approval. (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)

Staff stated 23 notices were mailed to property owners within 200 feet, 5 returned in favor, 0 returned in opposition, and Five Points Neighborhood Association is in favor.

**No Public Comment**

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

**Second:** Commissioner Watson

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

**Opposed:** None

**Motion carried as Approval.**

**Item # 18**     **ZONING CASE Z-2022-10700074 (Council District 2):** A request for a change in zoning from "C-2 EP-1 MLOD-3 MLR-2" Commercial Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "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 on Lot 18, Block 4, NCB 9545, located at 1007 Poinsettia Street. Staff recommends Approval. (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff stated 29 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and Harvard Place East Lawn Neighborhood Association is in favor.

**Public Comment:**

Voicemail:

Cassandra Miller, PO Box 33321, spoke in favor.

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

**Second:** Commissioner Watson

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

**Opposed:** None

**Motion carried as Approval.**

**Item # 21**     **ZONING CASE Z-2022-10700077 CD (Council District 3):** A request for a change in zoning from "C-3 MC-2 AHOD" General Commercial South Presa Metropolitan Corridor Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 CD MC-2 AHOD" General Commercial South Presa Metropolitan Corridor Airport Hazard Overlay District with a Conditional Use for a Truck Stop or Laundry - Full Service and "C-3 CD AHOD" General Commercial Airport Hazard Overlay District with a Conditional Use for a Truck Stop or Laundry - Full Service on Lot P-100B, NCB 10915, located at 9425 South Presa Street. Staff recommends Approval. (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@sanantonio.gov, Development Services Department)

Staff stated 22 notices were mailed to property owners within 200 feet, 1 returned in favor, 3 returned in opposition.

**No Public Comment**

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

**Second:** Commissioner Watson

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

**Opposed:** None

**Motion carried as Approval.**

**Item # 26**     **ZONING CASE Z-2022-10700082 HL (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 HL NCD-5 AHOD" Residential Single Family Historic Landmark Beacon Hill Neighborhood Conservation Airport Hazard Overlay District on Lot 17 and Lot 18, Block 27, NCB 1809, located at 1012 West Mulberry Avenue. Staff recommends Approval. (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff stated 27 notices were mailed to property owners within 200 feet, 1 returned in favor, 0 returned in opposition, and Beacon Hill Neighborhood Association is in favor.

**No Public Comment**

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

**Second:** Commissioner Watson

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

**Opposed:** None

**Motion carried as Approval.**

**Item # 27**     **ZONING CASE Z-2022-10700083 (Council District 10):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “MF-33 AHOD” Multi-Family Airport Hazard Overlay District on Lot 14-16, and the west 5 feet of Lot 17, Block 3, NCB 14949, located at 106 and 110 Mabelle Drive. Staff recommends Approval. (Ann Benavidez, Planner, (210) 207-8208, Ann.Benavidez@sanantonio.gov, Development Services Department)

Staff stated 37 notices were mailed to property owners within 200 feet, 3 returned in favor, 1 returned in opposition, and there is no registered neighborhood association.

**No Public Comment**

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

**Second:** Commissioner Watson

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

**Opposed:** None

**Motion carried as Approval.**

**Commissioner Greathouse recused and exited the Zoning Commission meeting at 1:11 P.M.**

**Item # 15**

**ZONING CASE Z-2022-10700070 (Council District 3):** A request for a change in zoning from "C-3 MC-1 AHOD" General Commercial Roosevelt Metropolitan Corridor Airport Hazard Overlay District to "MF-33 MC-1 AHOD" Multi-Family Roosevelt Metropolitan Corridor Airport Hazard Overlay District on 24.89 acres out of NCB 11156, generally located in the 11700 Block of Southeast Loop 410. Staff recommends Approval. (Ann Benavidez, Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff stated 25 notices were mailed to property owners within 200 feet, 1 returned in favor, 0 returned in opposition, and Loma Mesa Residential Community is in favor.

**No Public Comment**

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

**Second:** Commissioner Fuentes

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

**Opposed:** None

**Recused:** Greathouse

**Motion carried as Approval.**

**Commissioner Greathouse returned to the Zoning Commission meeting at 1:12 P.M**

**COMBINED CONSENT AGENDA #2:**

**Item # 10**     **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. (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)

Staff stated 39 notices were mailed to property owners within 200 feet, 0 returned in favor, 2 returned in opposition, and Los Angeles Heights Neighborhood Association is opposed.

**No Public Comment**

**Motion:** Commissioner Sipes made a motion for Continuance to May 3, 2022.

**Second:** Commissioner Fuentes

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

**Opposed:** None

**Motion carried as Continuance to May 3, 2022.**

**Item # 12**     **ZONING CASE Z-2022-10700064 CD (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 "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair on West 16.5 feet of Lot 40, Block 83, NCB 11060, located at 805 Gillette Boulevard. Staff recommends Denial. (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@sanantonio.gov, Development Services Department)

Staff stated 17 notices were mailed to property owners within 200 feet, 0 returned in favor, 1 returned in opposition, and there is no registered neighborhood association.

**No Public Comment**

**Motion:** Commissioner Sipes made a motion for Continuance to May 3, 2022.

**Second:** Commissioner Fuentes

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

**Opposed:** None

**Motion carried as Continuance to May 3, 2022.**

**Item # 19**     **ZONING CASE Z-2022-10700075 (Council District 4):** 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 "MF-25 MLOD-2 MLR-2 AHOD" Low Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on the east 131.25 feet of the north 495 feet of the west half of Lot 338, and Lot 338-A, Block 35, NCB 11134, located at 1519 West Villaret Boulevard. Staff recommends Denial, with an Alternate Recommendation. (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@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, 1 returned in favor outside the 200 feet, and there is no registered neighborhood association.

**No Public Comment**

**Motion:** Commissioner Sipes made a motion for Continuance to May 3, 2022.

**Second:** Commissioner Fuentes

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

**Opposed:** None

**Motion carried as Continuance to May 3, 2022.**

**Item # 24**     **ZONING CASE Z-2022-10700080 (Council District 10):** A request for a change in zoning from "QD S AHOD" Quarry Airport Hazard Overlay District with Specific Use Authorization for Blasting and Asphaltic Concrete to "C-2 AHOD" Commercial Airport Hazard Overlay District on 7.631 acres out of NCB 34963, generally located in the 5400 Block of East Loop 1604. Staff recommends Approval. (Mirko Maravi, Planning Coordinator, (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

Staff stated 3 notices were mailed to property owners within 200 feet, 1 returned in favor, and 0 returned in opposition, and there is no registered neighborhood association.

**No Public Comment**

**Motion:** Commissioner Sipes made a motion for Continuance to May 3, 2022.

**Second:** Commissioner Fuentes

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

**Opposed:** None

**Motion carried as Continuance to May 3, 2022.**

**Commissioner Barros joined the Zoning Commission meeting at 1:18 P.M.**

**Item # 14**

**ZONING CASE Z-2022-10700068 (Council District 3):** A request for a change in zoning from "R-4 CD MC-2 AHOD" Residential Single-Family South Presa Metropolitan Corridor Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units and "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units to "MF-18 MC-2 AHOD" Limited Density Multi-Family South Presa Metropolitan Corridor Airport Hazard Overlay District and "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District on Lot 18, Lot 19, and the west 20-feet of Lot 20, Block 2, NCB 7639, located at 117 Koehler Court. Staff recommends Denial. (Ann Benavidez, Planner, (210) 207-8208, Ann.Benavidez@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 Hot Wells Mission Reach Neighborhood Association is opposed.

**Public Comment:**

Brady Alexander, 1839 E. Pyron, spoke in opposition.

**Motion:** Commissioner Sipes made a motion for Continuance to May 17, 2022.

**Second:** Commissioner Fuentes

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

**Opposed:** None

**Abstained:** Barros

**Motion carried as Continuance to May 17, 2022.**

**INDIVIDUAL ITEMS:****Item # 3****(Continued from 04/05/2022) ZONING CASE Z-2021-10700220 ERZD (Council District 8):**

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 Zoning District to "MF-18 MLOD-1 MLR-2 ERZD" Limited Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zoning District on 38.2552 acres out of NCB 14861 and CB 4766, located at 6920, 6946 and 6950 West Hausman Road. Staff and SAWS recommend Approval. (Mirko Maravi, Planning Coordinator, (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

Staff stated 22 notices were mailed to property owners within 200 feet, 5 returned in favor, 5 returned in opposition, 3 returned in favor outside the 200 feet, 10 returned in opposition outside the 200 feet, and there is no registered neighborhood association.

Mike Barr, SAWS representative, recommended approval for 52% impervious cover for the 20-acre portion on the recharge zone and a flood plain buffer on the southwestern corner of the site.

Kevin DeAnda, representative, requested MF18 to allow for a single-family residential development for 320 units.

**No Public Comment**

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

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

**Second:** Commissioner Barros

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

**Opposed:** None

**Motion carried as Approval.**

**Item # 5**      **ZONING CASE Z-2021-10700330 S ERZD (Council District 9):** A request for a change in zoning from "C-3R MLOD-1 MLR-2 ERZD" General Commercial Restrictive Alcohol Sales Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to "C-3R S MLOD-1 MLR-2 ERZD" General Commercial Restrictive Alcohol Sales Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with a Specific Use Authorization for an Animal Clinic on 0.285 acres out of NCB 18217, located at 23014 US Hwy 281 North. Staff and SAWS recommend Approval. (Rebecca Rodriguez, Senior Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)

Staff stated 2 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and there is no registered neighborhood association.

Mike Escalante, SAWS representative, recommended approval since existing impervious cover will not be increased.

Matt McCollin, applicant, requested to rezone to C3RS for a specific use for veterinary services within the pet supply store.

**No Public Comment**

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

**Second:** Commissioner Whyte

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

**Opposed:** None

**Motion carried as Approval.**

**Item # 6** **ZONING CASE Z-2021-10700353 ERZD (Council District 9):** A request for a change in zoning from "C-2 CD GC-3 MLOD-1 MLR-2 ERZD" Commercial US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with a Conditional Use for a Home Improvement Center with Outside Storage and Grocery Store, "C-2 CD MLOD-1 MLR-2 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with a Conditional Use for a Home Improvement Center with Outside Storage and Grocery Store, "C-3 GC-3 MLOD-1 MLR-2 ERZD" General Commercial US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District and "C-3 MLOD-1 MLR-2 ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to "MXD GC-3 MLOD-1 MLR-2 ERZD" Mixed Use US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District and "MXD MLOD-1 MLR-2 ERZD" Mixed Use Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District on Lots 19-A (4.0482 acres), CB 4865; P-4D, CB 4900; P-19B (0.189 acres), CB 4865; P-4A (20.1759 acres), CB 4900; P-19D (0.069 acres) and P-19E (0.137 acres), CB 4865; P-4B (11.6729 acres) and P-4E (10.7031 acres), CB 4900; and P-3A (0.5333 acres), CB 4926, located at 2440 Celebration Drive and 2455 Celebration Drive, and 25560 US Highway 281 North. Staff and SAWS recommend Approval, pending Plan Amendment. (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)

Staff stated 10 notices were mailed to property owners within 200 feet, 1 returned in favor, 0 returned in opposition, and there is no registered neighborhood association.

Mike Barr, SAWS representative, recommended approval for 65% impervious cover for 57 acres.

Ashley Farrimond, representative, requested MXD for mixed use commercial.

#### **No Public Comment**

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

**Second:** Commissioner Ortiz

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

**Opposed:** None

**Motion carried as Approval.**

**Item # 7**

**ZONING CASE Z-2022-10700031 CD ERZD (Council District 8):** A request for a change in zoning from "R-6 CD MLOD-1 MLR-2 ERZD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with Conditional Use for an Assisted Living Facility for up to 12 Residents to "R-6 CD MLOD-1 MLR-2 ERZD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with Conditional Use for an Assisted Living Facility for up to 13 Residents on Lot 12, Block 21, NCB 14752, located at 7023 West Hausman Road. Staff and SAWS recommend Approval. (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@sanantonio.gov, Development Services Department)

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

Mike Escalante, SAWS representative, recommended approval since existing impervious cover will not be increased.

James Caldwell, applicant, requested R6 CD for one additional resident to go from 12 residents to 13 residents for an assisted living facility.

**No Public Comment**

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

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

**Second:** Commissioner Barros

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

**Opposed:** None

**Motion carried as Approval.**

**Item # 8**     **ZONING CASE Z-2022-10700033 ERZD (Council District 9):** 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 Recharge Zone District to "C-2 MLOD-1 MLR-1 AHOD ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District on Lot 1, Block 8, NCB 18388, located at 16845 Blanco Road. Staff and SAWS recommend Approval. (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)

Staff stated 17 notices were mailed to property owners within 200 feet, 2 returned in favor, and 0 returned in opposition, and there is no registered neighborhood association.

Mike Barr, SAWS representative, recommended approval since existing impervious cover of 94.96% will not be increased.

James McKnight, representative, requested C2 for commercial district use.

**No Public Comment**

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

**Second:** Commissioner Ortiz

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

**Opposed:** None

**Motion carried as Approval.**

**Commissioner McDaniel joined the Zoning Commission meeting at 1:53 P.M.**

**Item # 4**

**(Continued from 03/15/2022) ZONING CASE Z-2021-10700258 ERZD (Council District 10):**

A request for a change in zoning from "O-2 ERZD" High-Rise Office Edwards Recharge Zone District and "O-1 ERZD" Office Edwards Recharge Zone District to "C-2 ERZD" Commercial Edwards Recharge Zone District on 7.942 acres out of CB 4955, generally located at North Loop 1604 East and Emerald Forest. Staff and SAWS recommend Approval. (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)

Staff stated 6 notices were mailed to property owners within 200 feet, 1 returned in favor, 3 returned in opposition, 28 returned in opposition outside the 200 feet, a petition was received with 24 signatures in opposition, and Emerald Forrest Neighborhood Association is opposed.

Mike Escalante, SAWS representative, recommends approval for impervious cover for 56% for 7.9 acres with a 120-foot flood plain buffer along the northern portion of the site.

Rob Killen, representative, requested C2 for three office buildings and amended the application to include NA and NR.

**Public Comment:**

Joe Jesse Sanchez, 3711 River Falls, spoke in opposition.

David Rettinger, 18307 Apache Springs, spoke in opposition.

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

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

**Second:** Commissioner Ortiz

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

**Opposed:** None

**Motion carried as Approval as amended.**

**Item # 9**

**(Continued from 03/15/2022) ZONING CASE Z-2022-10700024 CD (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 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on Lot 36, save and except the northwest triangular 4.52 Feet, and Lot 37, Block 18, NCB 3921, located at 525 Prado Street. Staff recommends Denial. (Associated Plan Amendment PA2022-11600011) (Corin Hooper, Senior Planner, (210) 207-7232, Corin.Hooper@sanantonio.gov, Development Services Department)

Staff stated 25 notices were mailed to property owners within 200 feet, 10 returned in favor, 1 returned in opposition, 1 returned in opposition outside the 200 feet, and there was no response from Lonestar Neighborhood Association.

Julio Marroquin, applicant, requested C2 CD for a motor vehicle sales dealership with amendments to the application to include NA.

**Public Comment:**

Joanne Ramirez, 521 Prado, spoke in favor.

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

**Motion:** Commissioner Bustamante made a motion for Approval as amended with conditions:

1. Hours of operation: Monday through Saturday, 9:00 A.M. to 6:00 P.M.
2. No temporary signage
3. No outdoor amplification

**Second:** Commissioner Watson

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

**Opposed:** McDaniel

**Motion carried as Approval as amended with conditions.**

**The Zoning Commission meeting went into recess at 2:53 P.M. and reconvened at 3:00 P.M.**

**Item # 11**     **ZONING CASE Z-2022-10700063 (Council District 2):** A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "R-1 AHOD" Single-Family Residential Airport Hazard Overlay District on the east 29 feet of Lot 12, Block 2, NCB 6088, located at 803 Indiana Street. Staff recommends Approval. (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff stated 38 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and Denver Heights Neighborhood Association is opposed.

Jose Rodriguez, applicant, requested R1 for one single-family unit.

**No Public Comment**

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

**Motion:** Commissioner Watson made a motion for Continuance to May 17, 2022.

**Second:** Commissioner Whyte

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

**Opposed:** None

**Motion carried as Continuance to May 17, 2022.**

**Item # 20**     **ZONING CASE Z-2022-10700076 (Council District 10):** A request for a change in zoning from "O-1 AHOD" Office Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 101, NCB 11889, located at 7978 Broadway. Staff recommends Denial. (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@sanantonio.gov, Development Services Department) (Associated Plan Amendment PA-2022-11600024)

Staff stated 84 notices were mailed to property owners within 200 feet, 1 returned in favor, 2 returned in opposition, and Oak Park Northwood Neighborhood Association is in favor.

Jerry Arredondo, representative, requested C2 with amendments to his application to include NA and NR.

**No Public Comment**

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

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

**Second:** Commissioner Fuentes

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

**Opposed:** None

**Motion carried as Approval as amended.**

**Item # 22**     **ZONING CASE Z-2022-10700078 (Council District 2):** A request for a change in zoning from "R-4 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 Lot 3 and the East 20.9 feet of Lot 2, Block H, NCB 1379, located at 1108 Center Street. Staff recommends Denial. (Ann Benavidez, Planner, (210) 207-8208, Ann.Benavidez@sanantonio.gov, Development Services Department)

Staff stated 57 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and no response from Digowity Hill or Jefferson Heights Neighborhood Associations.

Christina Alaniz, representative, requested to amend application to R4 CD for a third dwelling.

**No Public Comment**

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

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

**Second:** Commissioner Fuentes

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

**Opposed:** None

**Motion carried as Approval as amended.**

**Item # 23**      **ZONING CASE Z-2022-10700079 (Council District 10):** A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on Lot TR-34A, NCB 14943, generally located in the 4200 Block of Naco Perrin Boulevard. Staff recommends Approval. (Associated Plan Amendment PA-2022-11600026) (Mirko Maravi, Planning Coordinator, (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

Staff stated 28 notices were mailed to property owners within 200 feet, 0 returned in favor, 3 returned in opposition, and no response from Hills of North Park Neighborhood Association.

Munoz, representative, requested MF33 for and apartment complex for 24 units.

**No Public Comment**

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

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

**Second:** Commissioner Fuentes

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

**Opposed:** McDaniel, Sipes

**Motion carried as Approval 8-2.**

**Item # 28** Consideration and Approval of the April 5, 2022 Zoning Commission minutes.

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

**Second:** Commissioner Barros

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

**Opposed:** None

**Motion carried as Approval.**

**Director’s Report:** Update on the 2022 Code Amendments.

**Adjournment**

There being no further business, the meeting was adjourned at 3:46 P.M.

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

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

ATTESTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
Melissa Ramirez, Executive Secretary