

City of San Antonio



MINUTES

Zoning Commission

Development and Business Services

Center

1901 South Alamo

Tuesday, October 18, 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.

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

1:03 PM – Call to order

SeproTec Translators were present.

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

Absent:

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

COMBINED CONSENT AGENDA:

Item #4

ZONING CASE Z-2022-10700229 (Council District 5): Continued from 09/20/2022

A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and a Bar/Tavern on the

east 30 feet of Lot 10, Block 3, NCB 2582, located at 220 East Lachappelle. 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, 0 returned in favor, 0 returned in opposition; no response from Lonestar Neighborhood Association

No Public Comment

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

MOTION PASSES

Item #9

ZONING CASE Z-2022-10700235 (Council District 3): Continued from 10/04/2022

A request for a change in zoning from "C-3NA HL MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Historic Landmark Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-3 HL MLOD-2 MLR-2 AHOD" High Intensity Infill Development Zone Historic Landmark Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Multi-Family uses (apartments and/or condominiums) not to exceed fifty (50) dwelling units total; as well as the following uses: Bar and/or Tavern without cover charge three (3) or more days per week, Alcohol Beverage Manufacture or Brewery, Microbrewery, Winery with Bottling, Theatre Indoor Permitting Over 2 Screens and/or Stages , Bowling Alley, Extended Stay Hotel/Motel or Corporate Apartment, Hotel taller than 35 feet when unable to achieve additional height pursuant to § 35-517(d) Setbacks for Height Increases, Entertainment Venue (Outdoor), Live Entertainment Without Cover Charge 3 or More Days Per Week (Not Including Food Service Establishments), Beverage Manufacture Non-Alcohol (Including Manufacturing and Processing), Dance Hall, Food Service Establishments (With or Without Accessory Live Entertainment) on Lot 1, Block 1, NCB 6230, located at 4007 South Flores Street. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 37 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

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

MOTION PASSES

Item #14**ZONING CASE Z-2022-10700185 CD (Council District 5): 10/18/2022**

A request for a change in zoning from "R-4 HL MLOD-2 MLR-2 AHOD" Residential Single-Family Historic Landmark Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 CD HL MLOD-2 MLR-2 AHOD" Residential Single-Family Historic Landmark Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units on Lot 11, Lot 12, and the North 112 feet of Lot 10, Block 3, NCB 2353, located at 2004 Monterey Street. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 36 notices; 0 in favor, 1 opposed, Historic Westside Residents Association in favor.

No Public Comment

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

MOTION PASSES**Item #16****ZONING CASE Z-2022-10700237 (Council District 2): 10/18/2022**

A request for a change in zoning from "C-2 RIO-1 AHOD" Commercial River Improvement Overlay Airport Hazard Overlay District and "C-2 UC-2 RIO-1 AHOD" Commercial Broadway Urban Corridor River Improvement Overlay Airport Hazard Overlay District to "IDZ-2 RIO-1 AHOD" Medium Intensity Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted for "C-2" Commercial District, Hotel and Outdoor Sports Court and "IDZ-2 UC-2 RIO-1 AHOD" Medium Intensity Infill Development Zone Broadway Urban Corridor River Improvement Overlay Airport Hazard Overlay District with uses permitted for "C-2" Commercial District, Hotel and Outdoor Sports Court on Lot 145 through Lot 154, Block 4, NCB 6298, located at 3101 and 3015 Broadway Street. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 20 notices to property owners within 200 feet, 2 returned in favor, 0 returned in opposition; Mahncke Park Neighborhood Association is in favor.

No Public Comment

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

MOTION PASSES**Item #17****ZONING CASE Z-2022-10700242 CD (Council District 9): 10/18/2022**

A request for a change in zoning from "C-2 GC-3 MLOD-1 MLR-2" Commercial US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District and "MXD GC 3 MLOD 1 MLR 2" Mixed Use US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "C-2 CD GC-3 MLOD-1 MLR-2" Commercial US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for Motor Vehicle Sales (Full Service) on 12.939 acres out of NCB 18232, generally located in the 27000 Block of US Highway 281 North. Staff recommends Approval. (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff mailed 10 notices to property owners, "0 in favor, 0 opposed, there is no Neighborhood Association within 200 feet.

No Public Comment

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

MOTION PASSES**Item #19****ZONING CASE Z-2022-10700247 (Council District 1): 10/18/2022**

A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on 0.363 acres out of NCB 7263, generally located in the 2600 Block of Blanco Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600092) (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department).

Staff mailed 20 notices to property owners, 0 in favor, 0 opposed, no response from the Edison and Central Los Angeles Neighborhood Association

No Public Comment

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

MOTION PASSES

Item #21**ZONING CASE Z-2022-10700258 CD (Council District 3): 10/18/2022**

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 "R-6 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for a Parking Lot - Noncommercial on 0.135 acres out of NCB 7847, located at 614 West Pyron Avenue 1. Staff recommends Approval. (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff mailed 23 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no registered Neighborhood Association.

No Public Comment

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

MOTION PASSES**Item #24****ZONING CASE Z-2022-10700262 (Council District 2): 10/18/2022**

A request for a change in zoning from "RM-4 MLOD-3 MLR-2 AHOD" Residential Mixed Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 MLOD-3 MLR-2 AHOD" Medium Intensity Infill Development Zone Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for four (4) dwelling units on Lot 26, the western 20 feet of Lot 25, Block 3, NCB 1601, located at 200 Vine Street. Staff recommends Approval. (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff mailed 36 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; Denver Heights Neighborhood Association is in opposition.

No Public Comment

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

MOTION PASSES

Item #28**ZONING CASE Z-2022-10700266 (Council District 1):** 10/18/2022

A request for a change in zoning from "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 10, Block 25, NCB 2293, located at 2511 West Commerce Street. Staff recommends Approval. (Adolfo Gonzalez, Planner, 210-207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department)

Staff mailed 29 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; support from Prospect Hill Neighborhood Association.

Applicant, Matt Walker comes to podium and amends R-6 CD for Two (2) Units.

No Public Comment

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

MOTION PASSES**Item #30****ZONING CASE Z-2022-10700268 (Council District 3):** 10/18/2022

A request for a change in zoning from "C-3R MLOD-3 MLR-2" General Commercial Restrictive Alcoholic Sales Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "MF-18 MLOD-3 MLR-2" Limited Density Multi-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on Lot 14, NCB 10852, located at 4538 Boldt Street. Staff recommends Approval, pending Plan Amendment. Associated Plan Amendment Case PA-2022-11600095) (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 22 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no response from Lower Southeast Side NA

No Public Comment

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

MOTION PASSES

Item #31**ZONING CASE Z-2022-10700269 (Council District 1):** 10/18/2022

A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with Uses Permitted in "MF-18" Low Density Multi-Family District and "C-1" Light Commercial District on Lot 8, Block 3, NCB 1726, located at 204 East Ashby Place. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department).

Staff mailed 42 notices to property owners within 200 feet, 0 returned in favor, 1 returned in opposition; Tobin Hill Neighborhood Association is in favor, and there was no response from Monte Vista Neighborhood Association.

Applicant, Patrick Kristensen comes to podium and amends request to IDZ-1 and MF-18 (Neighborhood Commercial).

No Public Comment

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

MOTION PASSES**Item #33****ZONING CASE Z-2022-10700274 (Council District 4):** 10/18/2022

A request for a change in zoning from "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-3R MLOD-2 MLR-1 AHOD" General Commercial Restrictive Alcoholic Sales 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 P-81, NCB 15252, generally located in the 5500 Block of Old Pearsall Road. Staff recommends Approval. (Development Services, Planner, Zoning, Mark Chavez, Mark.Chavez@SanAntonio.Gov, Development Services Department).

Staff mailed 13 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no response from People Active in Community Effort, Southwest Community Association.

No Public Comment

Motion: Commissioner Sipes to approve item as presented.
Second: Commissioner Greathouse
In Favor: Unanimous

Opposed: None

MOTION PASSES

Item #34

ZONING CASE Z-2022-10700276 (Council District 8): 10/18/2022

A request for a change in zoning from "R-6" Residential Single-Family District to "MF-25" Low Density Multi-Family District on Lot P-104, NCB 14697, located at 4823 Gus Eckert Road. Staff recommends Approval. (Adolfo Gonzalez, Planner, 210-207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department)

Staff mailed 11 notices to property owners within 200 feet, 2 returned in favor, 0 returned in opposition; no Neighborhood Association" (currently the information is from PA 76)

No Public Comment

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

MOTION PASSES

Commission Greathouse recused herself at 1:20 P.M.

Item #15

ZONING CASE Z-2022-10700220 (Council District 1): 10/18/2022

A request for a change in zoning from "C-1" Light Commercial District, "C-2" Commercial District, "C-2NA" Commercial Nonalcoholic Sales District, "C-3" General Commercial District, "C-3NA" General Commercial Nonalcoholic Sales District, "C-3R" General Commercial Restrictive Alcoholic Sales District, "MF-33" Multi-Family District, "O-2" High-Rise Office District, "R-3" Single-Family Residential District, "R-4" Residential Single-Family District, "R-6" Residential Single-Family District, "RM-4" Residential Mixed District to "C-1" Light Commercial District, "C-2" Commercial District, "C-2NA" Commercial Nonalcoholic Sales District, "O-1" Office District, "R-1" Single-Family Residential District, "R-2" Single-Family Residential District, "R-3" Single-Family Residential District, "R-4" Residential Single-Family District, "R-4 CD" Residential Single-Family District with a Conditional Use for two, three, or four dwelling units, "R-5" Residential Single-Family District, "R-5 CD" Residential Single-Family District with a Conditional Use for two, three, or four dwelling units, "R-6" Residential Single-Family District, "R-6 CD" Residential Single-Family District with a Conditional Use for two, three, or four dwelling units, "RM-4" Residential Mixed District, "RM-4 CD" Residential Mixed District with a Conditional Use for Professional Office, "RM-5" Residential Mixed District, "RM-6" Residential Mixed District, and "IDZ-1" Limited Intensity Infill Development Zone with uses for two dwelling units and Professional Office, with all overlay districts of "H" Historic Landmark, "NCD-2" Alta Vista Neighborhood Conservation District, and "AHOD" Airport Hazard Overlay District remaining unchanged, on 275.93 acres out of NCB 1795, 1796, 1799, 1800, 1813, 1814, 1815, 1816, 1817, 1818, 1830, 1831, 1832, 1833, 1840, 1841, 1842, 1854, 1856, 1857, 1864, 1865, 1866,

1867, 1876, 1877, 1878, 1879, 1890, 1891, 1892, 1893, 2938, 6433, 6434, 6435, 6436, 6437, 6438 generally bounded by West Gramercy Place to the North, San Pedro Avenue to the East, West Ashby Place to the South, and the Union Pacific Railroad tracks to the West of Ripley Avenue. Staff recommends Approval. (Forrest Wilson, Senior Planner, (210) 207-0157, forrest.wilson@sanantonio.gov, Development Services Department)

Staff mailed 781 notices to property owners within 200 feet, 1 returned in favor, 1 returned in opposition; Alta Vista Neighborhood Association is in favor.

Applicant, DSD (Logan Sparrow) is present.

No Public Comment

Motion: Commissioner Sipes to approve item as presented.
Second: Commissioner Lugalía-Hollon
In Favor: Unanimous
Opposed: None
Recused: Commissioner Greathouse

MOTION PASSES

Commissioner Greathouse returns at 1:23 P.M.

CONTINUANCE HEARING:

Item #5

ZONING CASE Z-2022-10700163 (Council District 1): Continued from 10/04/2022

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, 7 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: Commissioner Sipes to approve item as presented for continuance to November 1, 2022

Second: Commissioner Fuentes
In Favor: Unanimous
Opposed: None

MOTION PASSES

Item #6

ZONING CASE Z-2022-10700165 (Council District 7): Continued from 10/04/2022

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 "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 0.572 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 16 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no response from Donaldson Terrace.

No Public Comment

Motion: Commissioner Sipes to approve item as presented for continuance to November 1, 2022
Second: Commissioner Fuentes
In Favor: Unanimous
Opposed: None

MOTION PASSES

Item #10

ZONING CASE Z-2022-10700239 (Council District 3): (Continued from 10/04/2022)

A request for a change in zoning from "R-5 MLOD-3 MLR-1" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District, "NP-8 MLOD-3 MLR-1" Neighborhood Preservation Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District, "I-1 MLOD-3 MLR-1" General Industrial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District, "C-3R MLOD-3 MLR-1" General Commercial Restrictive Alcohol Sales Martindale Army Air Field Military Lighting Region District to "MF-18 MLOD-3 MLR-1" Limited Density Multi-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District on Lots P-3, P-3A, P-4, P-4A, P-4B, P-4C, P-4E, P-4F, P-5, P-5A, NCB 10777, located at 5001 Sinclair Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600090) (Mark Chavez, Planner, Development Services Department, Mark.Chavez@SanAntonio.Gov)

Staff mailed 55 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; 1 notice in favor outside 200 feet, no Response from June Manor Neighborhood Association.

No Public Comment

Motion: Commissioner Sipes to approve item as presented for continuance to November 1, 2022
Second: Commissioner Fuentes
In Favor: Unanimous
Opposed: None

MOTION PASSES**Item #12****ZONING CASE Z-2022-10700248 CD (Council District 7):** Continued from 10/4/2022

A request for a change in zoning from "R-4 NCD-8 AHOD" Residential Single-Family Woodlawn Lake Neighborhood Conservation Airport Hazard Overlay District to "R-4 CD NCD-8 AHOD" Residential Single-Family Woodlawn Lake Neighborhood Conservation Airport Hazard Overlay District with Conditional Use for four (4) dwelling units on Lot 5 and Lot 6, Block 1, NCB 1975, located at 1823 West Craig Place. Staff recommends Approval. (Kellye Sanders, Senior Planner, 210-207-2187, Kellye.Sanders@sanantonio.gov, Development Services Department)

Staff mailed 31 notices to property owners within 200 feet, 0 returned in favor, 2 returned in opposition; no response from Woodlawn Lake Neighborhood Association.

No Public Comment

Motion: Commissioner Sipes to approve item as presented for continuance to November 1, 2022
Second: Commissioner Fuentes
In Favor: Unanimous
Opposed: None

MOTION PASSES**Item #22****ZONING CASE Z-2022-10700260 (Council District 2):** 10/18/2022

A request for a change in zoning from "C-3R MLOD-3 MLR-2 AHOD" General Commercial Restrictive Alcoholic Sales Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 MLOD-3 MLR-2 AHOD" Medium Intensity Infill Development Zone Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "MF-33" Multi-Family District on Lot 15 and Lot 16, Block 2, NCB 1494, generally located in the 300 Block of South New Braunfels. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600093) (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff mailed 11 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; Denver Heights Neighborhood Association is in opposition.

No Public Comment

Motion: Commissioner Sipes to approve item as presented for continuance to November 1, 2022
Second: Commissioner Fuentes
In Favor: Unanimous
Opposed: None

MOTION PASSES**Item #23****ZONING CASE Z-2022-10700261 CD (Council District 1):** 10/18/2022

A request for a change in zoning from "R-4 NCD-8 AHOD" Residential Single-Family Woodlawn Lake Neighborhood Conservation Airport Hazard Overlay District to "R-4 CD NCD-8 AHOD" Residential Single-Family Woodlawn Lake Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for three (3) dwelling units on Lot 1, Block 16, NCB 2056, located at 1201 Kentucky Avenue. Staff recommends Approval. (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department).

Staff mailed 31 notices to property owners within 200 feet, 0 returned in favor, 1 returned in opposition; no response from Woodlawn Lake Neighborhood Association.

Voicemails

- Natalie and Roland Solis are opposed.

No Public Comment

Motion: Commissioner Sipes to approve item as presented for continuance to November 1, 2022
Second: Commissioner Fuentes
In Favor: Unanimous
Opposed: None

MOTION PASSES**Item #25****ZONING CASE Z-2022-10700263 CD (Council District 7):** 10/18/2022

A request for a change in zoning from "R-6 CD H AHOD" Residential Single-Family Historic Monticello Park Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units to "R-6 CD H AHOD" Residential Single-Family Historic Monticello Park Airport Hazard Overlay District with a Conditional Use for three (3) dwelling units on Lot 25, Block 30, NCB 1942 located at 2014 West Kings Highway. Staff recommends Denial. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 30 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no response from Woodlawn Lake Neighborhood Association.

Voicemails

- David Munoz is opposed.

No Public Comment

Motion: Commissioner Sipes to approve item as presented for continuance to November 1, 2022
Second: Commissioner Fuentes
In Favor: Unanimous
Opposed: None

MOTION PASSES**Item #29****ZONING CASE Z-2022-10700267 (Council District 6):** 10/18/2022

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 "MF-18 MLOD-2 MLR-1 AHOD" Limited Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 11, save and except the western 15-feet of Lot 11, Block 9, NCB 8992, located at 834 SW 36th Street. Staff recommends Denial. (Adolfo Gonzalez, Planner, 210-207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department)

Staff mailed 24 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no response from Los Jardines Neighborhood Association.

No Public Comment

Motion: Commissioner Sipes to approve item as presented for continuance to November 1, 2022
Second: Commissioner Fuentes
In Favor: Unanimous
Opposed: None

MOTION PASSES**Item #18****ZONING CASE Z-2022-10700246 (Council District 1):** 10/18/2022

A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and a Bar/Tavern on Lot 9, Lot 10, and the Western 2.83 Feet of Lot 8, Block 5, NCB 1902, located at 312 West Courtland Place. Staff recommends Denial. (Elizabeth Steward, Planner, (210) 207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff mailed 9 notices to property owners within 200 feet, 0 returned in favor, 6 returned in opposition; Tobin Hill Community Association has sent a letter indicating support of a Historical designation for the property but no response on the rezoning request.

No Public Comment

Voicemails

Mark Foster, is in opposition.

Motion: Commissioner Fuentes to approve item as presented for continuance to November 15, 2022 as presented.
Second: Commissioner Greathouse
In Favor: Unanimous
Opposed: None

MOTION PASSES

Item #2

ZONING CASE Z-2022-10700198 ERZD (Council District 9): 10/18/2022

A request for a change in zoning from "R-6 GC-3 MLOD-1 MLR-2 ERZD" Residential Single-Family US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District and "C-2 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 to "MF-25 GC-3 MLOD-1 MLR-2 ERZD" Low Density Multi-Family US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District on 18.827 acres out of CB 4900, located at 23211 US Highway 281 North. Staff and SAWS recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600072) (Kellye Sanders, Senior Planner, 210-207-2187, Kellye.Sanders@sanantonio.gov, Development Services Department).

Staff mailed 9 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no registered Neighborhood Association; 1 notice of opposition outside 200 feet

Mike Barr, with SAWS states the military family development will include a 50% impervious cover.

Applicant, Carolyn McDonald is present and amends item to a general urban tier MF25.

No Public Comment

Motion: Commissioner Barros to approve item as amended.
Second: Commissioner Whyte
In Favor: Unanimous
Opposed: None

MOTION PASSES

OTHER ITEMS**Other Items:** 10/18/2022

Appointment of one Zoning Commission Member as an alternate member to the Planning Commission Technical Advisory Committee (PCTAC) for the remainder of a two year term set to expire in April 26, 2023.

Alternate member will serve as a recommending body.

No Public Comment

Motion: Commissioner Barros nominated himself to serve as an alternate member to the Planning Commission Technical Advisory Committee (PCTAC) for the remainder of a two year term set to expire in April 26, 2023.

Second:

In Favor: Unanimous

Opposed: None

MOTION PASSES**INDIVIDUAL****Item #3****ZONING CASE Z-2022-10700225 (Council District 5):** Continued from 09/20/2022

A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on the west 50 feet of Lot 7, NCB 6519, located at 114 Buckingham Avenue. Staff recommends Approval. (Development Services, Mark Chavez, Planner, Mark.Chavez@Sanantonio.gov)

Staff mailed 15 notices to property owners within 200 feet, 0 returned in favor, 3 returned in opposition; Roosevelt Park Neighborhood Association is in opposition.

Applicant, Collins Reed and Maria Nydia Glendenning are present.

No Public Comment

Motion: Chair Bustamante to approve for continuance to November 1, 2022 as presented.

Second: Commissioner Ortiz

In Favor: Unanimous

Opposed: None

Recused: Commissioner Greathouse

MOTION PASSES**Item #7****ZONING CASE Z-2022-10700201 CD (Council District 5):** Continued from 10/04/2022

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 Neighborhood Association

No Public Comment

Applicant, Orfa Trevino is present and agrees to the following conditions:

1. Hours of Operation from 9:00 A.M. – 6:00 P.M, Monday -Saturday, closed Sundays.
2. No temporary signage, wind-wavers, pennants, snipe or bandit signs.
3. No outdoor amplification.
4. Downward facing lighting.

Motion: Chair Bustamante to approve item as amended.

Second: Commissioner Fuentes

In Favor: Commissioner Watson, Commissioner Kamath, Commissioner Hui, Commissioner Ortiz, Commissioner Barros, Commissioner Whyte, Commissioner Lugalía-Hollon, Commissioner Sipes

Opposed: Commissioner Greathouse

MOTION PASSES

Commissioner Barros exits at 2:33 P.M.

Commissioner Lugalía-Hollon exits at 2:33 P.M.

Commissioner Barros enters at 2:34 P.M.

Commissioner Lugalía-Hollon enters at 2:35 P.M.

Commissioner Barros exits at 2:37 P.M.

Commissioner Barros enters at 3:39 P.M.

Item #8

ZONING CASE Z-2022-10700217 CD (Council District 1): Continued from 10/4/2022

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, 12 returned in opposition; Northmoor Neighborhood Association is in opposition.

Public Comment

April Guadarrama, is in opposition.

Applicant, Red & Black Engineering Group is present and amends to use for (3) dwelling units at podium.

Motion: Commissioner Greathouse to approve as amended.

Second: Commissioner Watson

In Favor: Unanimous

Opposed: None

MOTION PASSES**Item #11**

ZONING CASE Z-2022-10700241 (Council District 3): Continued from 10/04/2022

A request for a change in zoning from "R-5 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "C-2 MLOD-3 MLR-2" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on Lot 4, NCB 10837, located at 4427 East Southcross Boulevard. Staff recommends Approval. (Joshua Orton, Senior Planner, (210) 207-7945, Joshua.Orton@sanantonio.gov, Development Services Department)

Staff mailed 31 notices to property owners within 200 feet, 4 returned in favor, 1 returned in opposition; no response from Pecan Valley Neighborhood Association NA.

Applicant, Arlene Sanchez is present.

No Public Comment**Voicemails**

Jorge Contreras, is in opposition

Motion: Commissioner Fuentes to approve item as presented.

Second: Commissioner Greathouse

In Favor: Unanimous

Opposed: None

MOTION PASSES

RESESS: 2:49 P.M.

IN SESSION: 2:57 P.M

Item #26

ZONING CASE Z-2022-10700264 (Council District 1): 10/18/2022

A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on the east 60 feet

of Lot 37, Block 11 NCB 9214, located at 823 Fresno Street. Staff recommends Denial.
(Associated Plan Amendment Case PA-2022-11600094) (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 22 notices to property owners within 200 feet, 6 returned in favor, 0 returned in opposition;
No response from Edison NA.

Applicant, Hussain Ali is present.

No Public Comment

Motion: Commissioner Greathouse to approve item as presented.

Second: Commissioner Hui

In Favor: Unanimous

Opposed: None

MOTION PASSES

Item #13

ZONING CASE Z-2022-10700035 (Council District 4): 10/18/2022

A request for a change in zoning from "NP-8 MLOD-2 MLR-2 AHOD" Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "NP-8 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "R-5 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot P-3B, CB 4298, located at 13590 Watson Road. Staff recommends Denial. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 11 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition;
no registered NA

Applicant, James Griffin is present.

No Public Comment

Motion: Commissioner Kamath to approve item as presented.

Second: Commissioner Barros

In Favor: Unanimous

Opposed: None

MOTION PASSES

Item #20

ZONING CASE Z-2022-10700257 S (Council District 3): 10/18/2022

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 "R-6" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-3 S MLOD-2 MLR-2 AHOD" General Commercial Lackland

Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for Auto Paint And Body on the Northern 47.6 Feet of the Southern 50 feet of Lot 1 and the Southern 50 Feet of the Western 40 Feet of Lot 2. Block 1, NCB 7825, generally located in the 1900 Block of Pleasanton Road. Staff recommends Denial. (Associated Plan Amendment PA-2022-11600097) (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff mailed 21 notices to property owners within 200 feet, 0 returned in favor, 1 returned in opposition; no Neighborhood Association within 200 feet.

Applicant, Johnny Rodriguez, is present and amends item to a C2 CD for auto sales full service.

No Public Comment

Motion: Commissioner Fuentes to approve item amended.
Second: Commissioner Hui
In Favor: Unanimous
Opposed: None
Recused: Commissioner Greathouse

MOTION PASSES

Item #27

ZONING CASE Z-2022-10700265 (Council District 5): 10/18/2022

A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for four (4) dwelling units on the north 81.45 feet of Lot 8 and the south 81.45 feet of Lot 8, Block 4, NCB 2231, located at 1032 Morales Street. Staff recommends Denial, with an Alternate Recommendation. (Ann Benavidez, Zoning 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 Gardendale Neighborhood Association.

Applicant, Paula Cruz amends application to "IDZ-1 with uses permitted for four (4) dwelling units at the podium.

No Public Comment

Motion: Chair Bustamante to approve item as amended.
Second: Commissioner Fuentes
In Favor: Unanimous
Opposed: None

MOTION PASSES

Commissioner Greathouse exits at 3:40 P.M.

Item #32**ZONING CASE Z-2022-10700270 (Council District 3): 10/18/2022**

A request for a change in zoning from "C-2 MLOD-3 MLR-2" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "IDZ-1 MLOD-3 MLR-2" Limited Intensity Infill Development Zone Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District with Uses Permitted for eight (8) dwelling units on 0.507 acres out of NCB 14919, located at 3305 South WW White Road. Staff recommends Approval. (Kellye Sanders, Senior Planner, (210) 207-2187, kellye.sanders@sanantonio.gov, Development Services Department)

Staff mailed 7 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no; No response from Pecan Valley Neighborhood Association.

Voicemails

Casey Alani, is in opposition.

Applicant, Emilie Christian Weissler with Killen, Griffin & Fairmond, PLLC is present.

No Public Comment

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

MOTION PASSES**Minutes**

Consideration and approval of October 4th, 2022 Zoning Commission Minutes.

Motion: Commissioner Sipes to approve minutes as amended.
Second: Commissioner Ortiz
In Favor: Unanimous
Opposed: None
Abstaining: Commissioner Bustamante

MOTION PASSES

Director's Report – No report at this time.

Adjournment.

There being no further business, the meeting was adjourned at 3:48 P.M.

APPROVED BY: _____ or _____
John Bustamante, Chair

DATE: _____

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