

City of San Antonio



MINUTES

Zoning Commission

Development and Business Services

Center

1901 South Alamo

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Tuesday, November 1, 2022

1:00 PM

1901 S. Alamo

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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.

**1:01 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 #8**

**ZONING CASE Z-2022-10700261 CD (Council District 1):** Continued from 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, 2 returned in favor, 2 returned in opposition; Woodlawn Lake Neighborhood Association is in support with conditions.

**Voicemails**

- Bianca Maldonado, is in opposition.

Applicants, Dinga M. Norris amends case at podium.

**No Public Comment**

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

**MOTION PASSES****Item #11****ZONING CASE Z-2022-10700212 (Council District 6):** 11/1/2022

A request for a change in zoning from “MPCD GC-2 MLOD-2 MLR-1 AHOD” Master Planned Community Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to “MF-18 GC-2 MLOD-2 MLR-1 AHOD” Limited Density Multi-Family Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 10.334 acres out of NCB 15329, generally located in the 1600 Block of Cable Ranch 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 registered NA, 1 in favor outside 200 feet.

**No Public Comment**

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

**MOTION PASSES****Item #13****ZONING CASE ZONING-Z-2022-10700286 (Council District 2):** 11/1/2022

A request for a change in zoning from "R-6 MLOD-3 MLR-2 AHOD" Residential Single-Family

Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 MLOD-3 MLR-2 AHOD" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 1, Block 1, NCB 15894, located at 6180 Walzem Road. Staff recommend Approval.

Staff mailed 7 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; there is no registered Neighborhood Association within 200 feet.

#### **No Public Comment**

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

#### **MOTION PASSES**

##### **Item #17**

##### **ZONING CASE ZONING-Z-2022-10700280 (Council District 1): 11/1/2022**

A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 32, NCB 11961, located at 8231 Broadway. Staff recommends Approval. (Adolfo Gonzalez, Planner, 210-207-5407, [adolfo.gonzalez@sanantonio.gov](mailto:adolfo.gonzalez@sanantonio.gov), Development Services Department).

Staff mailed 14 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; there is no response from Oak Park Northwood Neighborhood Association.

#### **No Public Comment**

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

#### **MOTION PASSES**

##### **Item #19**

##### **ZONING CASE ZONING Z-2022-10700285 (Council District 5): 11/1/2022**

A request for a change in zoning from "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "NC MLOD-2 MLR-2 AHOD" Neighborhood Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 0.234 acres out of NCB 3559, located on 2316 South Flores Street. Staff recommends Approval. (Adolfo Gonzalez, Planner, 210-207-5407, [adolfo.gonzalez@sanantonio.gov](mailto:adolfo.gonzalez@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 Lone Star Neighborhood Association, Collins Garden Neighborhood Association is in favor.

**No Public Comment**

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

**MOTION PASSES**

**Item #20**

**ZONING CASE ZONING-Z-2022-10700287** (Council District 7): 11/1/2022

A request for a change in zoning from "I-1" General Industrial District to "C-2" Commercial District on Lot 63, Lot 64, and Lot 65, NCB 15663, generally located in the 9800 Block of Braun Road. Staff recommends Approval. (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff mailed 9 notices to property owners within 200 feet, "1 in favor, 0 opposed, there is no registered Neighborhood Association within 200 feet.

**No Public Comment**

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

**MOTION PASSES**

**Item #21**

**ZONING CASE Z-2022-10700288 CD (Council District 10):** 11/1/2022

A request for a change in zoning from "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair on Lot 42, Block 1, NCB 14952, located at 5915 Randolph Boulevard. Staff recommends Approval. (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff mailed 14 notices to property owners within 200 feet, "0 in favor, 1 opposed, no response from Royal Ridge Neighborhood Association.

Applicant Killen, Griffin & Fairmont amends site plan at podium.

**No Public Comment**

**Motion:** Commissioner Sipes to approve item as amended.

**Second:** Commissioner Ortiz  
**In Favor:** Unanimous  
**Opposed:** None

## MOTION PASSES

### Item #22

#### **ZONING CASE Z-2022-10700289 (Council District 4):** 11/1/2022

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 P-48, NCB 16010, generally located in the 5800 Block of Stoney Creek Drive. Staff recommends Approval. (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff mailed 64 notices to property owners within 200 feet, "0 in favor, 0 opposed, Southwest Community Association is in Support.

### No Public Comment

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

## MOTION PASSES

Commissioner Greathouse leaves at 1:15 P.M.

## **RECUSALS:**

### Item #12

#### **ZONING CASE Z-2022-10700215 (ETJ – Closest to Council District 4):** 11/1/2022

Assigning zoning to property addressed at 5706 Coleman Way and 13592 Campground Road, currently located Outside the City Limits by applying "MXD MLOD-2 MLR-2 AHOD" Mixed Use Lackland AFB Annex Military Lighting Overlay District 2 Military Lighting Region 2 Airport Hazard Overlay District on 246.94 acres out of CB 4300. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600081) (Clint Eliason, Planning Coordinator, (210) 207-0268, Clinton.Eliason@sanantonio.gov, Planning Department).

Staff mailed 15 notices to property owners within 200 feet, "0 in favor, 0 opposed, and no neighborhood association.

### No Public Comment

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

**Recused:** Commissioner Greathouse

## **MOTION PASSES**

Commissioner Greathouse enters at 1:16 P.M.

## **CONTINUANCE HEARING:**

### **Item #4**

#### **ZONING CASE Z-2022-10700165 (Council District 7):** Continued from 10/18/2022

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 in favor, 0 opposed, No response from Donaldson Terrace.

### **No Public Comment**

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

## **MOTION PASSES**

### **Item #6**

#### **ZONING CASE Z-2022-10700248 CD (Council District 7):** Continued from 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 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, "3 in favor, 2 opposed, Woodlawn Lake Neighborhood Association is requesting a continuance, 7 notices in favor outside 200ft.

### **Voicemails**

Bianca Maldonado, is in opposition.

### **No Public Comment**

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

## MOTION PASSES

### Item #7

#### **ZONING CASE Z-2022-10700260 (Council District 2):** Continued from 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, “6 in favor, 0 opposed, Denver Heights Neighborhood Association is in opposition, 2 in favor outside 200 feet

## No Public Comment

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

## MOTION PASSES

### Item #10

#### **ZONING CASE Z-2022-10700267 (Council District 6):** Continued from 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, “4 in favor, 1 opposed, Los Jardines Neighborhood Association is in opposition; 1 in favor outside 200 ft.

**No Public Comment**

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

**MOTION PASSES****Item #15****ZONING CASE ZONING-Z-2022-10700278 (Council District 3):** 11/1/2022

A request for a change in zoning from "R-6 H RIO-6 AHOD" Residential Single-Family Historic Mission River Improvement Overlay 6 Airport Hazard Overlay District to "IDZ-1 H RIO-6 AHOD" Limited Intensity Infill Development Zone Historic Mission River Improvement Overlay 6 Airport Hazard Overlay District with uses permitted for five (5) dwelling units and Food Service Establishment on 1.823 acres out of NCB 11173, located at 9446 Espada Road. Staff recommends Denial. (Associated Plan Amendment Case PA-2022-11600098) (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 15 notices to property owners within 200 feet, "0 in favor, 0 opposed, Villa Coronado is opposed.

**Voicemails**

Olga Martinez, is in opposition.

**No Public Comment**

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

**MOTION PASSES****Item #16****ZONING CASE Z-2022-10700279 (Council District 1):** 11/12/2022

A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 11 and Lot 12, NCB 6689, located at 114 Oliphant. Staff recommends Approval. (Adolfo Gonzalez, Zoning Planner, 210-207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department).

Staff mailed 26 notices to property owners within 200 feet, "0 in favor, 1 opposed, no response from Monte Vista Neighborhood Association; Tobin Hill Neighborhood Association is in opposition.

**No Public Comment**

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

**MOTION PASSES****Item #2****ZONING CASE ZONING-Z-2022-10700151 ERZD (Council District 8):** 11/1/2022

A request for a change in zoning from "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District to "MF-18 ERZD" Limited Density Multi-Family Edwards Recharge Zone District on 7.304 acres out of NCB 14615, located at 12505 Woller Road. Staff recommends Approval. (Kellye Sanders, Senior Planner, 210-207-2187, Kellye.Sanders@sanantonio.gov, Development Services Department)

Staff mailed 22 notices to property owners within 200 feet, "0 in favor, 2 opposed, no response from Hills of Rivermist HOA; 1 in favor outside 200 ft; Greater Edwards Aquifer Alliance is in opposition.

**Voicemails**

- Alexander Bourget, is in opposition.
- Andrea Raz, is in opposition.
- Victoria Bourget, is in opposition.

Commissioner Lugalía-Holland joined the meeting at 1:24 P.M.

**No Public Comment**

**Motion:** Commissioner Sipes to approve for continuance to December 6, 2022.  
**Second:** Commissioner Ortiz  
**In Favor:** Unanimous  
**Opposed:** None  
**Abstain:** Commissioner Lugalía-Hollon

**MOTION PASSES****INDIVIDUAL****Item #3****ZONING CASE Z-2022-10700163 (Council District 1):** Continued from 10/18/2022

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 in favor, 7 opposed, Tobin Hill Community Association is in support and Monte Vista Historical Association is in support.

Applicant, James Griffin with Killen Griffin & Farrimond is present.

### Public Comment

- John Hernandez is in opposition.

### Rebuttal

James Griffin amends to IDZ-2 self-storage facility.

**Motion:** Commissioner Greathouse to approve item as amended.  
**Second:** Commissioner Barros  
**In Favor:** Unanimous  
**Opposed:** None  
**Abstain:** Commissioner Lugalía-Hollon

### MOTION PASSES

### Item #5

**ZONING CASE Z-2022-10700239 (Council District 3):** Continued from 10/18/2022

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 in favor, 0 opposed, No Response from Jupe Manor Neighborhood Association 0 in favor/opposed outside 200 feet"

Applicant, Ken Brown is present.

### Public Comment

- Mary Hellen Perez, is in opposition.

### Rebuttal

Ken Brown states he has met with residents and homes will be 1300-1500 square feet and is formally requesting a recommendation and will continue to keep open lines of communication.

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

### MOTION PASSES

#### Item #9

**ZONING CASE Z-2022-10700263 CD (Council District 7):** Continued from 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 in favor, 0 opposed, no response from Woodlawn Lake and Jefferson NA is in support.

Applicant, Erik Graff is present.

### Voicemails

Bianca Maldonado, is in opposition.

### Rebuttal

Erik Graff states he met neighbors, and they agree with his short-term rental. Erik states the neighborhood has several casitatas.

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

### MOTION PASSES

**RESESS: 2:41 P.M.**

**IN SESSION: 2:49 P.M**

#### Item #14

**ZONING CASE Z-2022-10700277 (Council District 1):** 11/1/2022

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 "IDZ-2

MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on Lot 30, 31, 32 & 33, Block 6, NCB 2090, located at 315 Henry Street. Staff recommends Denial. (Elizabeth Steward, Planner, (210) 207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff mailed 59 notices to property owners within 200 feet, "1 in favor, 0 opposed, West End Hope In Action Neighborhood Association is in support, No response from Prospect Hill Neighborhood Association, Harper Chapel Ministries is in support from outside 200 feet, 2 in support from outside 200 feet.

Commissioner Ortiz reenters meeting at 2:51 P.M.  
Commissioner Whyte reenters meeting at 2:51 P.M.

Applicant, Marek Sieczynski is present and amends case at podium to "IDZ-2" with uses permitted for a Rooming House.

#### **No Public Comment**

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

#### **MOTION PASSES**

#### **Item #18**

##### **ZONING CASE Z-2022-10700284 (Council District 6): 11/1/2022**

A request for a change in zoning from "C-2NA MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lots 15-21, save and except portions of Lots 17-21, Block 19, NCB 7441, located at 629 Enrique M Barrera Parkway. Staff recommends Denial. (Adolfo Gonzalez, Planner, 210-207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department).

Staff mailed 23 notices to property owners within 200 feet, "0 in favor, 1 opposed, Los Jardines Neighborhood Association is in opposition.

#### **No Public Comment**

**Motion:** Commissioner Hui to deny item as presented.  
**Second:** Commissioner Watson  
**In Favor:** Unanimous  
**Opposed:** None  
**Abstain:** Greathouse

#### **MOTION PASSES**

**Minutes**

Consideration and approval of October 18th, 2022 Zoning Commission Minutes.

**Motion:** Commissioner Sipes to approve minutes as amended.  
**Second:** Commissioner Watson  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES**

**Director's Report** – No report at this time.

**Adjournment.**

There being no further business, the meeting was adjourned at 3:05 P.M.

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

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

ATTESTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
Melissa Ramirez, Assistant Director