

City of San Antonio



MINUTES

Zoning Commission

Development and Business Services

Center

1901 South Alamo

Tuesday, November 15, 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.

1:01 PM – Call to order

SeproTec Translators were present.

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

Absent: Kamath

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

COMBINED CONSENT AGENDA:

Item #4

ZONING CASE Z-2022-10700165 (Council District 7): Continued from 11/01/2022

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 out of NCB 11557, located at 1527 Hillcrest Drive. Staff recommends Approval. (Ann Benavidez, 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, 1 returned in opposition; no response from Donald Terrace.

Voicemails

- Joe Candelario, 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 #6

ZONING CASE Z-2022-10700260 (Council District 2): Continued from 11/1/2022

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 returned in favor, 0 returned in opposition; Denver Heights Neighborhood Association is in opposition, 2 in favor outside 200 feet.

No Public Comment

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

MOTION PASSES

Item #11

ZONING CASE ZONING-Z-2022-10700282 CD (Council District 5): 11/15/2022

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

"R-3 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 two (2) dwelling units on Lot 20, NCB 6877, located at 203 Obregon Street. Staff recommends Approval. (Ann Benavidez, Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 52 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no response from San Juan Collins Garden Neighborhood Association and Collins Gardens Neighbored Association is in support.

No Public Comment

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

MOTION PASSES

Item #13

ZONING CASE Z-2022-10700291 (Council District 5): 11/15/2022

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 "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 1 and Lot 2, Block 1, NCB 2528, located at 1903 South Brazos Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2022-11600100) (Adolfo Gonzalez, Planner, (210) 207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department)

Staff mailed 25 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; Collins Garden Neighborhood Association is in support.

Voicemails

- Irma Hoffman, is interested in meeting the applicant at their next neighborhood meeting in December where plans can be presented to homeowners.

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-2022-10700292 CD (Council District 1): 11/15/2022

A request for a change in zoning from "R-5 H AHOD" Residential Single-Family Historic Monte Vista Airport Hazard Overlay District to "R-5 CD H AHOD" Residential Single-Family Historic Monte Vista Airport Hazard Overlay District with a Conditional Use for three (3) dwelling units on the East 10 feet of Lot 3 and Lot 4, Block 1, NCB 3966, located at 331 West Elsmere Place. Staff recommends Approval. (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, 2 returned in opposition; no response from Monte Vista or Alta Vista Neighborhood Association.

No Public Comment

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

MOTION PASSES

Item #15

ZONING CASE Z-2022-10700293 (Council District 6): 11/15/2022

A request for a change in zoning from "R-4 GC-2 MLOD-2 MLR-1 AHOD" Residential Single-Family Highway 151 Gateway Corridor Overlay Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 GC-2 MLOD-2 MLR-1 AHOD" Commercial Highway 151 Gateway Corridor Overlay Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on the South 120 feet of Lot 5 and Lot 6, Block 12, NCB 8997, located at 250 Guthrie Street. Staff recommends Approval. (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff mailed 30 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no registered NA Los Jardines Neighborhood Association is in opposition, no response from Community Workers Council Neighborhood Association.

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-2022-10700294 HL (Council District 1): 11/15/2022

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 Lots 45-48, Block 20, NCB 1792, located at 905 West Agarita Avenue. Staff recommends Approval. (Camryn Blackmon, Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department)

Staff mailed 28 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; Beacon Hill Neighborhood Association is in support".

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-2022-10700295 (Council District 5): 11/15/2022

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 "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 0.6979 acres out of NCB 2523, located at 1722 South Zarzamora Street and 635 Hazel Street. Staff recommends Approval. (Camryn Blackmon, Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department)

Staff mailed 25 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; Collins Garden Neighborhood Association is in support. No response from El Charro Neighborhood Association.

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-2022-10700298 S (Council District 2): 11/15/2022

A request for a change in zoning from "C-2 MC-3 AHOD" Commercial Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District and "MH MC-3 AHOD" Manufacture Housing Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District to "C-2 S MC-3 AHOD" Commercial Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District with a Specific Use Authorization for a height to exceed thirty-five (35) feet on Lot 20 and Lot 21, NCB 12180,

located at 2306 Austin Highway. Staff recommends Approval. (Ann Benavidez, Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 23 notices to property owners within 200 feet, 2 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 #20

ZONING CASE Z-2022-10700299 (Council District 1): 11/15/2022

A request for a change in zoning from "RM-4 CD NCD-1 AHOD" Residential Mixed South Presa/South St. Mary's Streets Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for Multi-Family Dwellings not to exceed eleven (11) dwelling units per acre or a total of two (2) dwelling units to "IDZ-1 NCD-1 AHOD" Limited Intensity Infill Development Zone South Presa/South St. Mary's Streets Neighborhood Conservation Airport Hazard Overlay District with uses permitted for two (2) dwelling units on Lot 19, the west 10.08 feet of Lot 20, and Lot 21, Block S, NCB 3078, located at 110 Biering Avenue. Staff recommends Approval. (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff mailed 46 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; Lavaca Neighborhood Association is in support.

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-2022-10700300 (Council District 1): 11/15/2022

A request for a change in zoning from "I-1 RIO-2 AHOD" General Industrial River Improvement Overlay 2 Airport Hazard Overlay District to "IDZ-3 RIO-2 AHOD" High Intensity Infill Development Zone River Improvement Overlay 2 Airport Hazard Overlay District with Uses Permitted in "C-3" General Commercial District, Bar/Tavern with Cover Charge three (3) or more days per week, and Multi-Family at a Maximum Density of 140 dwelling units per acre on Lots 23 and 24, and the east 260.98 feet of Lot 25, Block 16, NCB 973, located at 102 East Josephine

Street. Staff recommends Approval. (Ann Benavidez, Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 20 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; Tobin Hill in favor 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 #22

ZONING CASE Z-2022-10700301 (Council District 9): 11/15/2022

A request for a change in zoning from “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), “C-2 CD MLOD-1 MLR-2” Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for Motor Vehicle Sales (Full Service), and “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 Carwash, to “MF-18 GC-3 MLOD-1 MLR-2” Limited Density Multi-Family US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District and “MF-18 MLOD-1 MLR-2” Limited Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District on 37.731 acres out of CB 4860, CB 4861, CB 4862, and CB 4864, generally located in the 27000 Block of US Highway 281 North. Staff recommends Approval. (Ann Benavidez, Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 8 notices to property owners within 200 feet, 1 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 #23

ZONING CASE Z-2022-10700302 (Council District 3): 11/15/2022

A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay

District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 1.613 acres out of NCB 11147 and 5.301 acres out of NCB 11147, located at 4535 Pleasanton Road, 103 East Chavaneaux, and 738 Moursund Boulevard. Staff recommends Approval. (Ann Benavidez, Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 31 notices to property owners within 200 feet, 2 returned in favor, 0 returned in opposition; no response from Villa Coronado or Pleasanton Farms.

Voicemails

- Olga Martinez, is neutral.

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-2022-10700303 S (Council District 2): 11/15/2022

A request for a change in zoning from "C-2 MLOD-3 MLR-2 AHOD" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 S MLOD-3 MLR-2 AHOD" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for a Car Wash on Lot 1, Block 19, NCB 15894, located at 7004 Branching Court. Staff recommends Approval. (Camryn Blackmon, Planner, (210) 207-0197, Camryn.Blackmon@sanantonio.gov, Development Services Department).

Staff mailed 7 notices to property owners within 200 feet, 2 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

Continuance Hearing to 12/06/2022

Item #3

ZONING CASE Z-2022-10700246 (Council District 1): Continued from 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, 1 in opposition outside 200 feet.

No Public Comment

Motion: Commissioner Sipes to approve item as presented for continuance to December 6, 2022.

Second: Commissioner Greathouse

In Favor: Unanimous

Opposed: None

MOTION PASSES

Item #5

ZONING CASE Z-2022-10700248 CD (Council District 7): Continued from 11/01/2022

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 returned in favor, 2 returned in opposition; Woodlawn Lake Neighborhood Association is requesting a continuance; 7 notices in favor outside 200ft.

No Public Comment

Motion: Commissioner Sipes to approve item as presented for continuance to December 6, 2022.

Second: Commissioner Greathouse

In Favor: Unanimous

Opposed: None

MOTION PASSES

Item #7

ZONING CASE Z-2022-10700267 (Council District 6): Continued from 11/01/2022

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, 6 returned in favor, 1 returned in opposition; Los Jardines Neighborhood Association is in opposition; 1 in favor outside 200 feet.

Voicemails

- Joe Ruiz is in opposition.

No Public Comment

Motion: Commissioner Sipes to approve item as presented for continuance to December 6, 2022.
Second: Commissioner Greathouse
In Favor: Unanimous
Opposed: None

MOTION PASSES**Item #9****ZONING CASE Z-2022-10700279 (Council District 1):** Continued from 11/01/2022

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 returned in favor, 1 returned in opposition; no response from Monte Vista Neighborhood Association.

Voicemails

- Rick Schell is opposition.

No Public Comment

Motion: Commissioner Sipes to approve item as presented for continuance to December 6, 2022.
Second: Commissioner Greathouse
In Favor: Unanimous
Opposed: None

MOTION PASSES**Continuance Hearing to 12/20/2022**

Item #8**ZONING CASE Z-2022-10700278 (Council District 3):** Continued from 11/01/2022

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, Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

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

Voicemails

- Olga Martinez is requesting a continuance.

No Public Comment

Motion: Commissioner Sipes to approve item as presented for continuance to December 20, 2022.
Second: Commissioner Fuentes
In Favor: Unanimous
Opposed: None

MOTION PASSES**Item #18****ZONING CASE Z-2022-10700297 (Council District 2):** 11/15/2022

A request for a change in zoning from "I-2 EP-1 MLOD-3 MLR-2 AHOD" Heavy Industrial Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 EP-1 MLOD-3 MLR-2 AHOD" Medium Intensity Infill Development Zone Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for Fourteen (14) Dwelling Units on 0.691 acres out of NCB 1244, located at 102 Hines Street and 900 Larry Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600101) (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff mailed 42 notices to property owners within 200 feet, 0 returned in favor, 1 returned in opposition; no response from Harvard Place Eastlawn Neighborhood Association.

No Public Comment

Motion: Commissioner Sipes to approve item as presented for continuance to December 20, 2022.
Second: Commissioner Fuentes
In Favor: Unanimous

Opposed: None

MOTION PASSES

INDIVIDUAL

Item #2

ZONING CASE Z-2022-10700273 ERZD (Council District 8): 11/15/2022

A request for a change in zoning from “O-2 MLOD-1 MLR-2 AHOD ERZD” High-Rise Office Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay Edwards Recharge Zone District to “C-2 MLOD-1 MLR-2 AHOD ERZD” Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay Edwards Recharge Zone District on Lot 4, Block 1, and 0.870 acres out of NCB 18598, generally located at the 14000 block of Indian Woods. Staff recommends Approval. (Adolfo Gonzalez, Planner, (210) 207-5407, adolfo.gonzalez@sanantonio.gov, Development Service Department)

Staff mailed 8 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no registered Neighborhood Association.

Mike Escalente, with SAWS is recommending approval to include 65% impervious cover.

Applicant, Caroline McDonald with Brown & Ortiz, is present.

No Public Comment

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

MOTION PASSES

Item #10

ZONING CASE Z-2022-10700275 CD (Council District 6): 11/15/2022

A request for a change in zoning from “MPCD MLOD-2 MLR-1 AHOD” Master Planned Community Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to “C-2 CD MLOD-2 MLR-1 AHOD” Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for a Human Services Campus on Lot 4, Block 8, NCB 19127, located at 8627 Lakeside Parkway. Staff recommends Denial. (Mark Chavez, Planner, (210) 207-7395, Mark.Chavez@SanAntonio.Gov, Development Services Department)

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

Applicant, Caroline McDonald with Brown & Ortiz, is present.

No Public Comment

Motion: Commissioner Hui to approve item as presented.
Second: Commissioner Watson
In Favor: Commissioner Fuentes, Commissioner Ortiz, Commissioner Barros,
Commissioner Whyte, Commissioner Lugalía-Hollon, Chair Bustamante
Opposed: Commissioner Greathouse, Commissioner Sipes

MOTION PASSES

Calendar

Discussion and Consideration of the 2023 Zoning Meeting Calendar.

- 1/3 Zoning Commission Meeting Canceled
- 7/14 Zoning Commission Meeting Canceled
- 11/21 Zoning Commission Meeting to be reviewed at a later time for further consideration.

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

MOTION PASSES

Minutes

Consideration and approval of November 1st, 2022 Zoning Commission Minutes.

Motion: Commissioner Sipes to approve minutes as amended.
Second: Commissioner Barros
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 1:54 P.M.

APPROVED BY: _____ or _____
John Bustamante, Chair

DATE: _____

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