

City of San Antonio



MINUTES

Zoning Commission

Development and Business Services

Center

1901 South Alamo

Tuesday, March 21, 2023

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.

1:06 PM – Call to order

SeproTec Translators were present.

ROLL CALL: Present: Sipes, Hui, Watson, Bustamante, Barros, Lugalia-Hollon, Kamath

Absent: Greathouse, Fuentes, Watson

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

Commissioner Watson enters Board Room at 1:10 P.M.

COMBINED HEARING 1

Item #12

ZONING CASE Z-2023-10700036 S (Council District 7): 4/4/2023

A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Club-Private on Lot 3, Block 17, NCB 16069, located at 4788 Northwest Loop 410. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department).

Staff mailed 10 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, no registered Neighborhood Association.

No Public Comment

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

MOTION PASSES

Item #15

ZONING CASE Z-2023-10700039 CD (Council District 4): 04/04/2023

A request for a change in zoning from "RM-5 MLOD-2 MLR-1 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 53.18 acres, and "C-3 CD MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Construction Contractor Facility with Outdoor Storage on 6.72 acres, being 59.9 acres out of NCB 15001, located at 2418 West Ansley Boulevard. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2023-11600015) (Elizabeth Steward, Zoning Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department).

Staff mailed 6 notices to property owners within 200 feet, 3 returned in favor, 0 returned in opposition, Villa Del Sol Neighborhood Association is in support, Owners Association of Lago Vista is in support from outside 200 feet.

No Public Comment

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

MOTION PASSES

Item #16

ZONING CASE Z-2023-10700040 (Council District 3): 4/4/2023

A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 2.765 acres out of CB 4007, located at 10735 Old Corpus Christi Highway. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

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

Applicant, Jack Jocye amends from I1 to L for more retail use.

No Public Comment

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

MOTION PASSES

Item #17

ZONING CASE Z-2023-10700041 (Council District 3): 4/4/2023

A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 0.938 acres out of NCB 11147, located at 100 East Chavaneaux Road. Staff recommends Approval. (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department).

Staff mailed 14 notices to property owners within 200 feet, 1 returned in favor, 0 returned in opposition, no response from Villa Coronado Neighborhood Association. 1 in favor outside of 200 feet.

No Public Comment

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

MOTION PASSES

Item #19

ZONING CASE Z-2023-10700043 (Council District 4): 4/4/2023

A request for a change in zoning from "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 "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 0.04 acres out of NCB 14491, located at 6338 Old Pearsall Road. Staff recommends Approval.

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

Staff mailed 4 notices to property owners within 200 feet, 1 returned in favor, 0 returned in opposition, there is no registered Neighborhood Association within 200 feet.

No Public Comment

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

MOTION PASSES

Item #21

ZONING CASE Z-2023-10700047 CD (Council District 1): 04/04/2023

A request for a change in zoning from “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for Construction Trades Contractor on Lot 17 and 18, Block 2, NCB 8417, located at 202 and 206 Sherwood Drive. Staff recommends Approval. (Associated Plan Amendment Case PA-2023-11600014) (Adolfo Gonzalez, Zoning Planner, 210-207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department).

Staff mailed 19 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, Los Angeles Heights Neighborhood Association is in support.

No Public Comment

Voicemail

- Deborah Myers, is in opposition.

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

MOTION PASSES

Item #23

ZONING CASE Z-2023-10700049 CD (Council District 8): 04/04/2023

A request for a change in zoning from "C-2" Commercial District and "C-3" General Commercial District to "C-2 CD" Commercial District with a Conditional Use for Recreational Vehicle Park on Lot 10, Block 2, NCB 16350, Lot P-53, NCB 13667, and Lot 1, Block 1, NCB 13667, generally located in the 9500 block of Fredericksburg Road. Staff recommends Approval. (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 returned in favor, 0 returned in opposition; no registered Neighborhood Association.

No Public Comment

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

MOTION PASSES

Commissioner Greathouse exits the Board Room at 1:32 P.M.

COMBINED HEARING 2

Item #8

ZONING CASE Z-2022-10700329 (Council District 5): 04/04/2023

A request for a change in zoning from “C-2 NA” Commercial Nonalcoholic District, “C-3” General Commercial District, “I-1” General Industrial District, “I-2” Heavy Industrial District, “MF-25” Low Density Multi-Family District, “MF-33” Multi-Family District, “O-2” High-Rise Office District, “R-4” Residential Single-Family District, and “RM-4” Residential Mixed District to “C-3” General Commercial District, “I-1” General Industrial District, “L” Light Industrial District, “NC” Neighborhood Commercial District, “MF-18” Limited Density Multi-Family District, “MF-33” Multi-Family District, “MF-65” Multi-Family District, “O-1” Office District, “O-1.5” Mid-Rise Office District, “R-1” Residential Single-Family District, “R-2” Residential Single-Family District, “R-3” Residential Single-Family District, “R-3 CD” Residential Single-Family District with a Conditional Use for two, three, or four dwelling units, “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-5” Residential Mixed District, and “RM-6” Residential Mixed District, with all overlay districts of “MLOD-2 MLR-2” Lackland Military Lighting Overlay Military Lighting Region 2 and “AHOD” Airport Hazard Overlay District remaining unchanged, on 241.03 acres out of NCB 196, 198, 199, 200, 201, 203, 205, 206, 221, 225, 246, 247, 249, 250, 251, 255, 258, 260, 261, 262, 263, 264, 285, 286, 290, 299, 2081, 2082, 2117, 2118, 2151, 2152, 2153, 2154, 2158, 2180, 2181, 2182, 2183, 2208, 2209, 2210, 2211, 2212, 2214, 2216, 2217, 2226, 2227, 2228, 2229, 2230, 2231, 3540, 7579, and 7580, generally bounded by Interstate 10 and Leal Street to the North, Interstate 10 to the East, Brazos Street and Martinez and Alazan Creeks to the West, and Martin Street and Commerce Street to the South. Staff recommends Approval. (Chris Van Aken, Senior Planner, 210-207-7232, christopher.vanaken@sanantonio.gov, Development Services Department).

Staff mailed 1022 notices to property owners within 200 feet, 1 returned in favor, 0 returned in opposition, Gardendale Neighborhood Association is in support.

Christopher Van Aken, Senior Planner with Development Services is requesting that 1118 N. Colorado be removed from consideration.

No Public Comment

Voicemails

- Maricela Garza, is in favor.

Motion:	Commissioner Bustamante to approve item as amended
Second:	Watson
In Favor:	Unanimous
Recused:	Greathouse
Opposed:	None

Item #9

ZONING CASE Z-2023-10700012 (Council District 3 and 5): 04/04/2023

A request for a change in zoning to apply the expanded Mission Protection Overlay District (MPOD) to existing base zoning districts, with all other existing overlay districts remaining unchanged on approximately 1,378 acres out of NCB A-9, 20, A-20, 2852, 2853, 2854, 2929, 2961, 3975, 3976, 3977, 3978, 3979, 3980, 3981, 3982, 4283, 6513, 6514, 6515, 6516, 6517, 6916, 6917, 6918, 6919, 7657, 7658, 7659, 7660, 7661, 7664, 7667, 7668, 7670, 7671, 7675, 7676, 8619, 10919, 10922, 10923, 10924, 10932, 10933, 11041, 11081, 11173, 11174, 11918, 11919, 10879, 1919, and 6915, generally bounded by Mission Road, Roosevelt Avenue and Espada Road and located between 1,500-foot and 1,800-foot from Mission Concepcion (MPOD-1), Mission San Jose (MPOD-2), Mission San Juan (MPOD-3), and Mission Espada (MPOD-4). Staff recommends Approval. (Forrest Wilson, Principal Planner, (210) 207-0157, forrest.wilson@sanantonio.gov, Development Services Department).

Staff mailed 922 notices to property owners within 200 feet, 1 returned in favor, 2 returned in opposition, Mission San Jose, Hot Wells Mission Reach, and Villa Coronado Neighborhood Associations are in favor.

Public Comment

- Theresa Ybanez, is in support.

Motion:	Commissioner Bustamante to approve item as amended
Second:	Watson
In Favor:	Unanimous
Recused:	Greathouse
Opposed:	None

MOTION PASSES

Item #10**ZONING CASE Z-2023-10700027 (Council District 2): 04/04/2023**

A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on 10.016 acres out of NCB 13802, located at 5319 Crestway Road. Staff recommends Approval. (Elizabeth Steward, Zoning 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, 0 returned in opposition, no response from Bristol Forest HOA Association.

No Public Comment

Motion:	Commissioner Bustamante to approve item as amended
Second:	Watson
In Favor:	Unanimous
Recused:	Greathouse
Opposed:	None

MOTION PASSES**Item #18****ZONING CASE Z-2023-10700042 (Council District 3): 04/04/2023**

A request for a change in zoning from "C-1 MLOD-3 MLR-2" Light Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District and "C-2 MLOD-3 MLR-2" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "RM-4 MLOD-3 MLR-2" Residential Mixed Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on Lot 8, NCB 10838, located at 4307 Chandler Road. Staff recommends Approval. (Adolfo Gonzalez, Zoning Planner, 210-207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department).

Staff mailed 43 notices to property owners within 200 feet, 1 returned in favor, 1 returned in opposition, no registered Neighborhood Association.

No Public Comment

Motion:	Commissioner Bustamante to approve item as amended
Second:	Watson
In Favor:	Unanimous
Recused:	Greathouse
Opposed:	None

MOTION PASSES**Item #20****ZONING CASE Z-2023-10700045 (Council District 1): 04/04/2023**

A request for a change in zoning from "C-3NA UC-6 AHOD" General Commercial Nonalcoholic Sales San Pedro Urban Corridor Overlay Airport Hazard Overlay District and "C-2 P UC-6 AHOD" Commercial Pedestrian San Pedro Urban Corridor Overlay Airport Hazard Overlay District to "IDZ-3 UC-6 AHOD" High Intensity Infill Development Zone San Pedro Urban Corridor Overlay Airport Hazard Overlay District with uses permitted for a Supportive Housing Campus on 0.924 acres out of NCB 769, located at 419 and 425 San Pedro Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2023-11600012) (Elizabeth Steward, Zoning Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff mailed 9 notices to property owners within 200 feet, 1 returned in favor, 1 returned in opposition, Tobin Hill Community Neighborhood Association is in support.

No Public Comment

Motion:	Commissioner Bustamante to approve item as amended
Second:	Watson
In Favor:	Unanimous
Recused:	Greathouse
Opposed:	None

MOTION PASSES

Item #24

ZONING CASE Z-2023-10700051 (Council District 1): 04/04/2023

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 "RM-4 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 10A and the east 12.84 feet of Lot 9B, Block 3, NCB 2191, located at 1513 Leal Street. Staff recommends Approval. (Forrest Wilson, Principal Planner, (210) 207-0157, forrest.wilson@sanantonio.gov, Development Services Department)

Staff mailed 28 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, West End Hope In Action Neighborhood Association is in favor.

No Public Comment

Motion:	Commissioner Bustamante to approve item as amended
Second:	Watson
In Favor:	Unanimous
Recused:	Greathouse
Opposed:	None

MOTION PASSES

Commissioner Greathouse enters the Board Room at 1:42 P.M.

CONTINUANCE HEARING TO 04.18.2023**Item #22****ZONING CASE Z-2023-10700048 CD (Council District 2): 04/04/2023**

A request for a change in zoning from "R-6 NCD-9 AHOD" Residential Single-Family Westfort Alliance Neighborhood Conservation District Overlay Airport Hazard Overlay District to "R-6 CD NCD-9 AHOD" Residential Single-Family Westfort Alliance Neighborhood Conservation District Overlay Airport Hazard Overlay District with a Conditional Use for three (3) dwelling units on Lot 21 and the east half of Lot 20, Block 2, NCB 3594, located at 285 Post Avenue. Staff recommends Approval. (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department).

Staff mailed 20 notices to property owners within 200 feet, 0 returned in favor, 1 returned in opposition, Westford Alliance Neighborhood Association is in favor with conditions.

No Public Comment

Motion:	Commissioner Watson to approve item for continuance to April 18, 2023
Second:	Fuentes
In Favor:	Unanimous
Opposed:	None

MOTION PASSES**CONTINUANCE HEARING TO 05.16.2023****Item #7****ZONING CASE Z-2022-10700211 (Council District 2): 04/04/2023**

A request for a change in zoning from "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for 92 Dwelling Units on Lot 14, NCB 46, located at 815 East Grayson Street. Staff recommends Denial. (Associated Plan Amendment PA-2022-11600079) (Elizabeth Steward, Zoning Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department).

Staff mailed 50 notices to property owners within 200 feet, 1 returned in favor, 6 returned in opposition, no response from Government Hill Neighborhood Association, 1 in support outside 200 feet, 1 in opposition outside 200 feet.

No Public Comment**Voicemails**

- Martty Hawkins, is in opposition.

Motion: Commissioner Watson to approve item for continuance to May 16, 2023
Second: Bustamante
In Favor: Unanimous
Opposed: None

MOTION PASSES

INDIVIDUAL HEARING

Item #2

ZONING CASE Z-2022-10700353 CD (Council District 1): Continued from 03/21/2023

A request for a change in zoning from "R-4 H AHOD" Residential Single-Family Historic Airport Hazard Overlay District to "R-4 CD H AHOD" Residential Single-Family Historic Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 15 and the east 36.5 feet of Lot 14, Block 15, NCB 1837, located at 117 West Woodlawn Avenue. Staff recommends Approval. (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department).

Staff mailed 25 notices to property owners within 200 feet, 2 returned in favor, 2 returned in opposition, opposed and in 1 favor outside 200 feet; The Monte Vista Historical Neighborhood Association is opposed.

Applicant, Karen Keener is present.

Public Comment

- Tony Garcia, is in opposition.

Rebuttal

Karen Keener states, she has no intension of making her property a commercial business. She is open to other solutions as she would like to come back and age in her home.

Motion: Commissioner Greathouse to deny item as presented
Second: Watson
In Favor: Fuentes, Sipes
Opposed: Ortiz, Barros, Lugalía-Hollon, Bustamante

MOTION FAILS

INDIVIDUAL HEARING

Item #3

ZONING CASE Z-2023-10700005 (Council District 5): (Continued from 03/21/2023)

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 for one (1) dwelling unit on the east 14 feet of Lot 8 and the west 16 feet of Lot 9, Block 3, NCB 2582, located at 214 East Lachapelle. 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, 3 returned in favor, 0 returned in opposition, no response from Lone Star Neighborhood Association.

Applicant, Jagath Santha is present.

No Public Comment

Motion: Commissioner Bustamante to approve item for continuance to April 4, 2023 as presented.

Second: Kamath

In Favor: Unanimous

Opposed: None

MOTION PASSES

Item #4

ZONING CASE Z-2023-10700032 (Council District 1): Continued from 03/21/2023

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 Lots 11-13, Block 7, NCB 2800, located at 122 Annie Street. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department) (Associated Plan Amendment PA-2023-11600008)

Staff mailed 20 notices to property owners within 200 feet, 2 returned in favor, 3 returned in opposition, Monte Vista Terrace is neutral; outside 200 feet 3 opposed.

Applicant, Emilie Weissler is present and amends application to 3-residential units at podium.

No Public Comment

Voicemails

- Esteban and Elidia Martinez, are in opposition.
- James White, is in opposition.
- Sharron Garcia, is in opposition.

Rebuttal

Applicant amends item from 3 units to 4 units with 3 frontages. 1 unit fronting Annie Street, 1 unit fronting Judson, and 2 fronting the alley way. There will be 3 frontages with alley access and full parking. Emilie Weissler will continue working with the community for the layout of those 3 units.

Motion: Commissioner Greathouse to approve item as amended

Second: Watson

In Favor: Unanimous

Opposed: None

MOTION PASSES**RECESS at 3:10 P.M.****BACK IN SESSION AT 3:21 P.M.****Item #5****ZONING CASE Z-2023-10700035 CD S (Council District 3):** Continued from 03/21/2023

A request for a change in zoning from "C-2" Commercial District to "C-3NA CD S" General Commercial Nonalcoholic Sales District with Conditional Use for Farm Equipment Sales/Service and Specific Use Authorization for Storage – Outside (Screening from Public ROWs and Adjacent Property Required) on 4.131 acres out of CB 4167A, located at 3800 South Loop 1604. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2023-11600010) (Elizabeth Steward, Zoning Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff mailed 25 notices to property owners within 200 feet, 1 returned in favor, 1 returned in opposition, there is no registered Neighborhood Association within 200 feet, 1 in favor outside 200 feet.

Applicant, Patrick Christensen is present and amends application C-2 Commercial at podium with the following proposed conditions:

1. No Alcohol Restriction (NA) added to the zoning change requests
2. No flashing signage
3. No promotional or temporary sale signage
4. Downward facing lighting only on exterior of building
5. No outdoor, amplified sound or speakers permitted
6. All buildings shall not exceed 32' feet in height. The building is 25' tall and has a pitch on the front that is 32' high.
7. TSC to construct a cement fiber plank fence at the property line of 8' in height.
8. TSC will plant fast growing trees along property line.
9. We have also moved the trash dumpster away from the rear of the building.

Public Comment

- Kelly McCarthy, is in opposition.
- Mr. Lyman, is in opposition.

Rebuttal

Mr. Christensen has spoken to the developer he has agreed to build an 8-foot fence. Mr. Christensen agrees to continue working with the community.

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

MOTION PASSES

Item #6**ZONING CASE Z-2022-10700194 (Council District 8): 04/04/2023**

A request for a change in zoning from "R-6" Residential Single-Family District to "PUD R-5" Planned Unit Development Residential Single-Family District on 11.03 acres out of NCB 14667, generally located in the 7500 Block of Prue Road. Staff recommends Approval. (Elizabeth Steward, Zoning Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department).

Staff mailed 57 notices to property owners within 200 feet, 0 returned in favor, 40 returned in opposition, Alamo farmsteads Babcock Road Neighborhood Association and Prue Bend HOA are in opposition, no response from Oak Bluff Neighborhood Association, Oakland Estates Neighborhood Association is in Opposition from outside 200 feet, 140 received in opposition from outside 200 feet, 1 in support from outside 200 feet.

Ashley Farrimond, applicant, is in attendance and presents the residential project details.

Public Comment

- Alma Belfield, is in opposition.
- Matt Cannon, is in opposition.
- Josh Arrington, is in opposition.
- Justin Kirk, is in opposition.
- Krista, is in opposition.
- Josh Arrington, is in opposition.
- Mark Jablonski, is in opposition.
- Brenden Gibbins, is in opposition.
- John Ortiz, is in opposition.
- Nathan Glavy, is in opposition.
- Kristen Rothstein, is in opposition.
- Ross Laughead, is in opposition.
- Greg Hayn, is in opposition.
- Mark DelToro, is in opposition
- Stacey Arrington, is in opposition.
- Andrew Craig, is in opposition.

Voicemails

- Babra Mohs, is in opposition.
- Bruce Cuthbertson, is in opposition.
- Charles Blank, is in opposition.
- Charlotte Balwin, is in opposition.
- Eric Sedillo, is in opposition.
- Ester Martinez, is in opposition.
- Grace Jablonki, in in opposition.
- Hunter Warren, is in opposition.

- Jack Thompson, is in opposition.
- Jeff Turner, is in opposition.
- Joe Castaneda is in opposition.
- Mark Smith, is in opposition.
- Mary Corely, is in opposition.
- Melanie Price Carroll, is in opposition.
- Michelle Kennerdale, is in opposition.
- Nancy Madrigal, is in opposition.
- Perter Sanchez, is in opposition.
- Rebeca Craig, is in opposition.
- Rosaalba Palomino, is in opposition.
- Stephanie Ostervene, is in opposition.
- Ina Smith, is in opposition.

Commissioner Barros exits the meeting at 5:02 P.M.

Commissioner Lugalía-Hollon exits meeting at 5:20 P.M.

Motion:	Commissioner Ortiz to approve item as presented
Second:	Greathouse
In Favor:	Watson, Fuentes, Sipes, Bustamante
Opposed:	None

MOTION PASSES

Item #11

ZONING CASE Z-2023-10700026 (Council District 2): 04/04/2023

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 six (6) dwelling units on Lot 10, Block 3N, NCB 2955, located at 135 Fuente Alley. Staff recommends Approval. (Adolfo Gonzalez, Zoning Planner, 210-207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department).

Staff mailed 42 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; Denver Heights Neighborhood Association is opposed.

Applicant, Fernando Agurcia is present.

No Public Comment

Motion:	Commissioner Watson to approve item for continuance to April 18, 2023 as presented.
Second:	Ortiz
In Favor:	Unanimous
Opposed:	None

Item #13**ZONING CASE Z-2023-10700037 (Council District 7): 04/04/2023**

A request for a change in zoning from "R-6" Residential Single-Family District to "MF-18" Limited Density Multi-Family District on Lot P-92D, NCB 18311, generally located at the 7000 block of Mainland Drive. Staff recommends Approval. (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department).

Staff mailed 68 notices to property owners within 200 feet, 1 returned in favor, 8 returned in opposition, no response from Bandera Landing Townhomes Homeowner Association; 2 opposed outside of 200 feet.

Applicant, Nathan Hawkins is present.

Public Comment

- Cholina Linwood, is in opposition.

Voicemails

- Barbara Anderson, is in opposition.
- Celeste Parra, is in opposition.
- Eileen Weber, is in opposition.
- Janice Kemp, is in opposition.
- Leslie Hoy, is in opposition.
- Martin Alvarez, is in opposition.
- Swaminathan, is in opposition.

Rebuttal

Nathan Hawkins states no traffic analysis is necessary due to the low density of the project. He further stated that MF-33 and MF-25 have been previously approved. He stated property value would not be impacted by the development.

Motion:	Chair Sipes to approve item as presented
Second:	Fuentes
In Favor:	Unanimous
Opposed:	None

MOTION PASSES**Minutes**

Consideration and approval of March 7, 2023, Zoning Commission Minutes.

No action taken.

Director's Report – No report at this time.

Adjournment.

There being no further business, the meeting was adjourned at 6:17 P.M.

APPROVED BY: _____ or _____
Robert Sipes, Chair

DATE: _____

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