

City of San Antonio



MINUTES

Zoning Commission

Development and Business Services

Center

1901 South Alamo

Tuesday, April 18, 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, Greathouse, Kamath, Lugalia-Hollon, Ortiz, Nix

Absent:

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

Item 1	Z202210700050CD	Postponed
Item 2	Z202210700068	CD Postponed

Public Hearing and Consideration of the following Cases:

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

COMBINED HEARING 1

Item #7

ZONING CASE Z-2023-10700048 CD (Council District 2): Continued from 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 all conditions.

Applicant, Patrick W. Christens submits an amended site plan.

No Public Comment

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

MOTION PASSES

Item #9

ZONING CASE Z-2023-10700033 S (Council District 5): 04/18/2023

A request for a change in zoning from "C-2NA CD MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Region 1 Airport Hazard Overlay District with a Conditional Use for Office/Warehouse to "C-2 S MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for Party House, Reception Hall, Meeting Facilities on Lots 23 and 24, Block 5, NCB 11370, located at 2634 Southwest 34th Street. Staff recommends Approval, pending Plan Amendment. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department) (Associated Plan Amendment PA-2023-11600009).

Staff mailed 27 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; Thompson Neighborhood Association is in support.

No Public Comment

Motion: Commissioner Greathouse to approve item as presented

Second: Barros
In Favor: Unanimous
Opposed: None

MOTION PASSES

Item #11

ZONING CASE Z-2023-10700055 (Council District 5): 04/18/2023

A request for a change in zoning from "C-2 HS MLOD-2 MLR-2 AHOD" Commercial Historic Significant Lackland Military Lighting Overlay District Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-3 HS MLOD-2 MLR-2 AHOD" High Intensity Infill Development Zone Historic Significant Lackland Military Lighting Overlay District Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and sixty-one (61) dwelling units on Lots 9-12, Block 3, NCB 2312, located at 1601 and 1615 Buena Vista Street. 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, 0 returned in favor, 0 returned in opposition; Historic Westside Residents Association is in favor.

No Public Comment

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

MOTION PASSES

Item #13

ZONING CASE Z-2023-10700057 (Council District 4): 04/18/2023

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 and "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "MF-25 MLOD-2 MLR-1 AHOD" Low Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot P-13K, NCB 15655, located at 326 Whitewood Drive. Staff recommends Approval. (Elizabeth Steward, Zoning 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; there is no registered Neighborhood Association within 200 feet.

No Public Comment

Motion: Commissioner Greathouse to approve item as presented
Second: Barros

In Favor: Unanimous
Opposed: None

MOTION PASSES

Item #15

ZONING CASE Z-2023-10700059 S (Council District 2): 04/18/2023

A request for a change in zoning from "R-6 MLOD-3 MLR-1 AHOD" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-6 S MLOD-3 MLR-1 AHOD" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for a Manufactured Home on Lots 13 and 14, Block 4, NCB 16201, located at 2503 and 2507 McNutt Drive. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department).

Staff mailed 36 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no response from Lakeside Neighborhood Association.

No Public Comment

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

MOTION PASSES

Item #18

ZONING CASE Z-2023-10700062 (Council District 2): 04/18/2023

A request for a change in zoning from "R-4 EP-1 MLOD-3 MLR-2 AHOD" Residential Single-Family Facility Parking/Traffic Control Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-2 EP-1 MLOD-3 MLR-2 AHOD" Single-Family Residential Facility Parking/Traffic Control Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on the north 60.06 feet of Lot 28, Block 5, NCB 1423, located at 215 North Grimes Street. Staff recommends Approval. (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department).

Staff mailed 38 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: Barros
In Favor: Unanimous
Opposed: None

MOTION PASSES**Item #19****ZONING CASE Z-2023-10700064 S (Council District 7): 04/18/2023**

A request for a change in zoning from "C-3NA" General Commercial Nonalcoholic Sales District and "C-3" General Commercial District to "C-2 S" Commercial District with a Specific Use Authorization for Utilities - Solar Farm (Battery Storage) on Lot P-3D and Lot P-21A, NCB 15663, located at 11212 Leslie Road. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 19 notices to property owners within 200 feet, 1 returned in favor, 0 returned in opposition; no registered Neighborhood Association with 200 feet.

No Public Comment**Voicemails**

- Travis Boyer, is in opposition.

Motion: Commissioner Greathouse to approve item as presented

Second: Barros

In Favor: Unanimous

Opposed: None

MOTION PASSES**Item #20****ZONING CASE Z-2023-10700066 CD (Council District 5): 04/18/2023**

A request for a change in zoning from "C-3NA MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2P CD MLOD-2 MLR-2 AHOD" Commercial Pedestrian Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Warehousing on Lot 1, NCB 7576, located at 114 Fran Fran Street. Staff recommends Approval. (Kellye Sanders, Planning Coordinator, 210-207-2187, kellye.sanders@sanantonio.gov, Development Services Department).

Staff mailed 31 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no response from Collins Garden or San Juan Gardens Neighborhood Associations.

No Public Comment

Motion: Commissioner Greathouse to approve item as presented

Second: Barros

In Favor: Unanimous

Opposed: None

MOTION PASSES

Item #24**ZONING CASE Z-2023-10700072 CD (Council District 1): 04/18/2023**

A request for a change in zoning from "C-1 NCD-2 AHOD" Light Commercial Alta Vista Neighborhood Conservation Airport Hazard Overlay District to "C-1 CD IDZ NCD-2 AHOD" Light Commercial Infill Development Zone Overlay Alta Vista Neighborhood Conservation Airport Hazard Overlay District with Conditional Use for a Wine Bar on Lot 11 and Lot 12, Block 29, NCB 1841, located at 2806 North Flores Street. Staff recommends Approval. (Adolfo Gonzalez, Zoning Planner, 210-207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department).

Staff mailed 32 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; Alta Vista Neighborhood Association is in support.

No Public Comment

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

MOTION PASSES

Commissioner Greathouse exits Board Room at 1:27 P.M.

COMBINED HEARING 2**Item #2****ZONING CASE Z2023-10700003 (Council District 8 & Council District 7): 04/18/2023**

A request for a change in zoning from "R-6" Residential Single-Family District to "RE" Residential Estate District and "R-20" Residential Single-Family District on NCB 18291, Lot 1; NCB 18294, Lot W IRR 278.5 ft of TR-29; NCB 18294, Lot 48; NCB 18294, Lot 28; NCB 18294, Lot 25; NCB 18294, Lot 26; NCB 18294, Lot 41; NCB 18291, Lot 2; NCB 18294, Lot 40; NCB 18292, Block 1, Lot 49 TOWN & COUNTRY SUBD; NCB 18294, Lot 37 "HAUSMAN/PRUE RD" ANNEXATN; NCB 18293, Block 1, Lot 1 (E A STEUBING PROPERTY) "HAUSMAN/PRUE RD" ANNEXATN; NCB 18291, Lot 3; NCB 18293, Lot 20; NCB 18294, Lot 39; NCB 18294, Lot 38; NCB 18292, Block 1, Lot 48 TOWN & COUNTRY SUBD; NCB 18291, Lot 4; NCB 18293, Lot W IRR 265.29 ft of 32 "HAUSMAN/PRUE RD" ANNEXATN; NCB 18293, Lot 32A; NCB 18293, Lot 31; NCB 18293, Lot 30; NCB 18293, Lot 22; NCB 18293, Lot 21; NCB 18293, Lot 18; NCB 18292, Lot 44; NCB 18291, Lot 5; NCB 18293 Lot 17; NCB 18292, Lot 45; NCB 18293, Lot 36 ARB P-41; NCB 18292, Lot 46; NCB 18293, Lot 35; NCB 18291, Lot 6; NCB 18293, Lot 35A; NCB 18293, Lot 34; NCB 18293, Lot 13; NCB 18293, Lot 33; NCB 18293, Lot 14; NCB 18293, Lot 16; NCB 18293, Lot 15; NCB 18291, Lot 7; NCB 18292, Lot 3A ARB P-43; NCB 18292, Lot 4A ARB P-37; NCB 18292, Lot 51 "SKOK ESTATES"; NCB 18292, Lot 12 & 5A ARB 36A (VERDE HILLS SUBD) "HAUSMAN-PRUE RD ANNEXATN"; NCB 18292, Lot 11; NCB 18292, Lot 9; NCB 18291, LOT 8 (1.27 AC) (VERDE HILLS SUBD) & NCB 18292, Lot E 60 ft of 9 (.50 AC) "HAUSMAN/PRUE RD" ANNEXATN; NCB 18292, Lot

10; NCB 18294 (VERDE HILLS), Block 000, LOT 49; NCB 18294, Lot 24; NCB 18294, LOT 27; NCB 18292, Lot 47. Multiple addresses located on the 7800, 7900, 8000, 8100, 8200 and 8300 Block of North Verde Drive, 7900, 8000, 8100 and 8300 Block of South Verde Drive, 10100, 10200, 10300, 10400, 10500, 10600 Block of Belga Drive, and the 10300 Block of Bandera Road. Staff recommends Approval. (Jessica Relucio, Senior Planner, 210-207-5017, Jessica.Relucio@sanantonio.gov, Planning Department).

Staff mailed 93 notices to property owners within 200 feet, 18 returned in favor, 0 returned in opposition; Verde Hills Neighborhood Association is in favor; Sierra Vista and Oak Bluff Neighborhood Association have not responded.

Public Comment

- Juanita Salina, President of Verde Hills Home Owners Association is in support.

Voicemails

- Christopher Kempton, is in opposition.
- Jane Corr, is in opposition.
- John Gordon, is in support.
- Mary Sasala, is in opposition.
- Myra Ross, is in opposition.
- Patricia Cruz, in opposition.
- Pura Gloria Gonzalez, is in opposition.
- Rebecca Gonzalez, is in opposition.
- William Childers, is in opposition.

Motion: Commissioner Bustamante to approve item as presented

Second: Ortiz

In Favor: Unanimous

Recused: Greathouse

Opposed: None

MOTION PASSES

Item #23

ZONING CASE Z-2023-10700070 (Council District 3): 04/18/2023

A request for a change in zoning from "R-5" Residential Single-Family District to "I-2" Heavy Industrial District on 108.318 acres out of CB 4006, located at 16795 South United States Highway 281. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2023-11600018) (Elizabeth Steward, Zoning Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

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

No Public Comment

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

MOTION PASSES

Item #27

ZONING CASE Z-2023-10700075 (Council District 4): 04/18/2023

A request for a change in zoning from "C-3 MLOD-2 MLR-1 AHOD" General Commercial 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 17.4908 acres out of NCB 15655, located at 4770 West Military Drive. Staff recommends Approval. (Elizabeth Steward, Zoning Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department).

Staff mailed 11 notices to property owners within 200 feet, 2 returned in favor, 0 returned in opposition, there is no registered Neighborhood Association within 200 feet of the subject property.

No Public Comment

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

MOTION PASSES

Commissioner Greathouse enters Board Room at 1:38 P.M.

CONTINUANCE HEARING TO 05.02.2023

Item #6

ZONING CASE Z-2023-10700026 (Council District 2): Continued from 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; No response from Denver Heights Neighborhood Association.

No Public Comment

Motion: Commissioner Watson to approve item for continuance to May 2, 2023 as presented
Second: Fuentes
In Favor: Unanimous
Opposed: None

MOTION PASSES**Item #8****ZONING CASE Z-2022-10700335 CD (Council District 3):** 04/18/2023

A request for a change in zoning from "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Two-Dwelling Residential to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units on Lot 42 and the east 20 feet of Lot 41, Block 3, NCB 7628, located at 341 and 343 Avondale Avenue. Staff recommends Approval. (Elizabeth Steward, Zoning 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 Hot Wells Mission Reach Neighborhood Association

No Public Comment

Motion: Commissioner Watson to approve item for continuance to May 2, 2023 as presented
Second: Fuentes
In Favor: Unanimous
Opposed: None

MOTION PASSES**Item #14****ZONING CASE Z-2023-10700058 (Council District 4):** 04/18/2023

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 and "NP-10 MLOD-2 MLR-1 AHOD" Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "L MLOD-2 MLR-1 AHOD" Light Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lots P-1 and P-53, NCB 15613, located at 8825 New Laredo Highway. Staff recommends Approval. (Adolfo Gonzalez, Zoning Planner, 210-207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department).

Staff mailed 13 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no registered Neighborhood Association.

No Public Comment

Motion: Commissioner Watson to approve item for continuance to May 2, 2023 as presented
Second: Fuentes
In Favor: Unanimous
Opposed: None

MOTION PASSES**Item #21****ZONING CASE Z-2023-10700067 (Council District 1): 04/18/2023**

A request for a change in zoning from "R-6 UC-5 AHOD" Residential Single-Family Main Avenue/McCullough Avenue Urban Corridor Overlay Airport Hazard Overlay District to "IDZ-1 UC-5 AHOD" Limited Intensity Infill Development Zone Main Avenue/McCullough Avenue Urban Corridor Overlay Airport Hazard Overlay District with uses permitted in "NC" Neighborhood Commercial District and three (3) dwelling units on Lot 4, Block 8, NCB 2989, located at 311 East Ashby Place. Staff recommends Approval. (Adolfo Gonzalez, Zoning Planner, 210-207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department).

Staff mailed 41 notices to property owners within 200 feet, 0 returned in favor, 1 returned in opposition; no response from Tobin Hill or Monte Vista Historical Neighborhood Associations.

No Public Comment**Voicemails**

- Dorthy Pereida, is in opposition.

Motion: Commissioner Watson to approve item for continuance to May 2, 2023 as presented
Second: Fuentes
In Favor: Unanimous
Opposed: None

MOTION PASSES**Item #25****ZONING CASE Z-2023-10700073 CD (Council District 1): 04/18/2023**

A request for a change in zoning from "R-5" Residential Single-Family District to "R-5 CD" Residential Single-Family District with a Conditional Use for a Professional Office on Lot 16, NCB 11641, located at 5118 Vance Jackson Road. Staff recommends Denial. (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department).

Staff mailed 27 notices to property owners within 200 feet, 0 returned in favor, 2 returned in opposition; no registered Neighborhood Association; 112 opposed outside of 200 ft, Colonial Hills Neighborhood association is opposed outside of 200 feet.

Public Comment

- Edelmiro Gonzalez, is in opposition.

- James Robertson, is in opposition.

Motion: Commissioner Watson to approve item for continuance to May 2, 2023 as presented
Second: Fuentes
In Favor: Unanimous
Opposed: None

MOTION PASSES

CONTINUANCE HEARING TO 05.16.2023

Item #17

ZONING CASE Z-2023-10700061 (Council District 1): 04/18/2023

A request for a change in zoning from "R-6 H AHOD" Residential Single-Family Historic Airport Hazard Overlay District to "IDZ-2 H AHOD" Medium Intensity Infill Development Zone Historic Airport Hazard Overlay District with uses permitted for "MF-25" Low Density Multi-Family on Lot 9 and the west 14 feet of Lot 10, Block 29, NCB 396, located at 411 East Evergreen. Staff recommends Denial, with an Alternate Recommendation. (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, 6 returned in opposition, Tobin Hill Neighborhood Association is opposed, 3 opposed outside 200 feet.

No Public Comment

Commissioner Watson exits Board Room at 1:51 P.M.
Commissioner Watson enters Board Room at 1:54 P.M.

Voicemails

- Christopher Joseph, is in opposition.
- Patrick Muras, is in opposition.
- Randall Ronsen, is in opposition.
- Sandra Anderson, is in opposition.
- Steven Bates, is in opposition.

Motion: Commissioner Watson to approve item for continuance to May 16, 2023 as presented
Second: Fuentes
In Favor: Kamath, Hui, Ortiz, Barros, Nix, Lugalia-Hollon, Greathouse
Opposed: Sipes, Bustamante

MOTION PASSES

Item #26

ZONING CASE Z-2023-10700074 S (Council District 2): 04/18/2023

A request for a change in zoning from "C-2 MLOD-3 MLR-2 AHOD" Commercial Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "O-2

MLOD-3 MLR-2 AHOD" High-Rise Office Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 S MLOD-3 MLR-2 AHOD" Commercial Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for a Private Club on the west 180.22 feet of Lot 10, Block 4, NCB 13717, located at 4401 Rittiman Road. Staff recommends Denial. (Associated Plan Amendment Case PA-2023-11600019) (Adolfo Gonzalez, Zoning Planner, 210-207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department).

Staff mailed 33 notices to property owners within 200 feet, 0 returned in favor, 13 returned in opposition, East Terrell Neighborhood Association is in support, 38 opposed outside 200 feet.

Public Comment

- Lorenzo Acosta, is in opposition.
- Joe Torres, is in opposition.
- Diane Torres, is in opposition.
- Krissy Tidwell, is in opposition.

Motion: Commissioner Watson to approve item for continuance to May 16, 2023 as presented

Second: Fuentes

In Favor: Kamath, Hui, Ortiz, Barros, Nix, Lugalia-Hollon, Greathouse

Opposed: Sipes, Bustamante

MOTION PASSES**INDIVIDUAL HEARING****Item #1**

A request to amend Chapter 35, Unified Development Code, Section 35-399.01, by amending the Design Criteria of the adopted Corridor Plan for "GC-1" Hill Country Gateway Corridor. (Jeremy McDonald, Development Services Engineer, (210) 207-0265, SignCodeReview@sanantonio.gov, Development Services Department).

Staff mailed 741 notices, reached out to Council Districts, Council Office, Commerce, Stakeholders, and social media outreach, 9 emails received in opposition. Mailers were sent out for two public meetings.

Jeremy McDonald, Development Services Engineer gives a presentation on the Hill Country Gateway Corridor Update.

Voicemails

- Blanca Bird, is in opposition.
- Bonnie Conner is in opposition.
- Colleen Waguespack, is in opposition.
- Doug Walsdorg, is in opposition.
- Ed Reischling, is in opposition.
- Elaine Better, is in opposition.
- Gretchen Rose, is in opposition.
- Kathleen Bailey, is in opposition.

Public Comment

- Kathleen Trenchard, is in opposition.
- Larry Gottsman, is in favor.
- Bianca Maldonado, is in opposition, but did support the alternate that was passed.

Rebuttal

Mr. McDonald states that all the Hill Country Corridor falls within the MLOD. All signage would have to meet all MLOD requirements. Signage is for developed on premise structures.

Motion: Commissioner Ortiz to approve item as presented
Second: Barros
In Favor: Kamath
Opposed: Watson

MOTION FAILS

Motion: Commissioner Bustamante to reconsider item with an alternate recommendation
Second: Greathouse
In Favor: Unanimous
Opposed: None

MOTION PASSES

Recess 3:00 P.M.

Back in session 3:37 P.M.

Item #5

ZONING CASE Z-2023-10700013 (Council District 5): Continued from 03/21/2023

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 "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 up to thirty-seven (37) dwelling units, Recreational Facility-Neighborhood, and a Church on 3.485 acres out of NCB 8248, located at 3915 Flagle Street. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department).

Staff mailed 21 notices to property owners within 200 feet, 0 returned in favor, 4 returned in opposition, Memorial Heights Neighborhood Association is opposed; outside 200 feet: 14 opposed.

Applicant, Mituzco Ramos is requesting a continuance and will submit a slightly revised sight plan.

Public Comment

Diana Herrera, is in opposition.

Andrew Tejeda, is in support.

Voicemails

- Alica Acuna, is in opposition.
- Gloria Gonzalez, is in opposition.
- Richard Garcia, is in opposition.
- Rosie Gacria, is in opposition.
- Stephanie Acuna, is in opposition.

Motion: Commissioner Lugaila-Hollon to approve item for continuance to May 2, 2023 as presented

Second: Fuentes

In Favor: Unanimous

Opposed: None

MOTION PASSES

Commissioner Bustamante leaves at 3:00 P.M.

Commissioner Barros leaves at 3:00 P.M.

RECESS 3:00 P.M.

BACK IN SESSION 3:37 P.M.

Commissioner Ortiz enters Board Room at 3:10 P.M.

Item #4

ZONING CASE Z-2022-10700353 CD (Council District 1): Continued from 04/04/2023

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; 2 opposed and 1 in favor outside 200 feet; The Monte Vista Historical Neighborhood Association is opposed.

Applicant, Karen Keener is present.

Commissioner Ortiz exits Board Room at 3:32 P.M.

Commissioner Ortiz enters Board Room at 3:34 P.M.

Public Comment

- Ann Van Peit, is in opposition.

- Tony Garcia, is in opposition.
- Bianca Maldonado, is in opposition.

Voicemails

- Barbra Stevens, is in opposition.
- Celica Osherow, is in opposition.
- Colleen Casey, is in opposition.
- David Thomas, is in opposition.
- Drea Garza, is in opposition.
- JD Morales, is in opposition.
- John M, is in opposition.
- Joseph Reese, is in opposition.
- Judith Warren, is in opposition.
- Judy Barnes, is in opposition.
- Kristen Kullum, is in opposition.
- Leticia Sanchez, is in opposition.
- Lynn A Boyd with Monte Vista Neighborhood Association, is in opposition.
- Margaret Leeds, is in opposition.
- Paul Kinnison, is in opposition.
- Peter Hugil, is in opposition.
- Randy Osherow, is in opposition.
- Rick Wilson, is in opposition.
- Sharron Grace, is in opposition.
- Steve Versteeg is in opposition.
- Ted Guerra with Jefferson Neighborhood Association, is in opposition.
- Turdy Kinnison, is in opposition.

Rebuttal

Mrs. Keener thanks everyone for their time. She further states that her dwelling unit does not take any extra space than anyone else on the block. Her goal is to be an out of town owner.

Motion: Commissioner Greathouse to deny as presented
Second: Watson
In Favor: Unanimous
Opposed: None

MOTION PASSES

Commissioner Greathouse exits Board Room at 4:20 P.M.

Item #3

ZONING CASE Z-2022-10700324 (Council District 6): 04/18/2023

A request for a change in zoning from "C-3NA MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport

Hazard Overlay District to "MXD MLOD-2 MLR-2 AHOD" Mixed Use Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with maximum density of fifty (50) dwelling units per acre on 10.058 acres of NCB 15329, generally located in the 600 block of Richland Hills Drive. Staff recommends Approval. (Associated Plan Amendment PA-2022-11600113) (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@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; 1 opposed outside of 200 ft.

Applicant, Kevin Deanda with Brown and Ortiz is present and provided a presentation on subject property 580 Richland Hill..

Public Comment

Tom Newton, is requesting a continuance.

Rebuttal

Applicant will address land use concerns as needed.

Motion: Commissioner Hui to approve item as presented

Second: Fuentes

In Favor: Unanimous

Opposed: None

MOTION PASSES

Item # 12

ZONING CASE Z-2023-10700056 (Council District 5): 04/18/2023

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-6 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lots 20 and 21, Block 21, NCB 7507, located at 338 Alicia Avenue. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department).

Staff mailed 36 notices to property owners within 200 feet, 0 returned in favor, 6 returned in opposition; Loma Park Neighborhood Association is in favor.

Applicant, Guillermo Gomez is present.

Public Comment

- Felicitas Espinoza, is in opposition.

Rebuttal

Mr. Gomez states there are existing duplex in the neighborhood.

Motion: Commissioner Fuentes to approve item for continuance to May 2, 2023 as presented

Second: Watson

In Favor: Unanimous
Opposed: None

MOTION PASSES

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

Commissioner Lugalía-Hollon exits the 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

Commissioner Lugalía-Hollon exits Board Room at 5:02 P.M.

Item # 16**ZONING CASE Z-2023-10700060 CD (Council District 7): 04/18/2023**

A request for a change in zoning from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on Lot 32, Block 9, NCB 12479, generally located at the 3000 block of West Loop 410. 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, 1 returned in favor, 3 returned in opposition; no register Neighborhood Association.

Applicant, Bill Kaufman gives presentation on World Car Kia Dealership. The facility will not do any paint, body work, and will have security after hours.

No Public Comment

- Chris Marrou, is in opposition.
- James Bauman, is in opposition.
- Truett Prat, in opposition.

Rebuttal

Mr. Kaufman appreciates everyone's support. Further stating that there are 470 homes in the neighborhood and was directed by the association to primarily speak to the neighbors abutting the property as they are most affected.

Motion: Chair Sipes to approve item for continuance to May 2, 2023 as presented
Second: Watson
In Favor: Unanimous
Opposed: None

MOTION PASSES**Minutes**

Consideration and approval of March 21, 2023 and April 4, 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 5:30 P.M.

APPROVED BY: _____ or _____
Robert Sipes, Chair

DATE: _____

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