

City of San Antonio



DRAFT

Zoning Commission Minutes
Development and Business
Services Center
1901 South Alamo

September 7, 2021

1:00PM

1901 S. Alamo

Zoning Commission Members

A majority of appointive Members shall constitute a quorum.

John Bustamante, Chair, District 5
Robert Sipes, Vice-Chair, District 7
Summer Greathouse, Pro-Tem, District 1

| Dr. Lillian Jones, District 2 | Charles Fuentes- District 3 | Suren Kamath, District 4 |
| Kin Hui - District 6 | Dr. Francine Romero, District 8 | Marco Barros, District 9
Marc Whyte, District 10 | Gayle McDaniel, Mayor |

1:00 P.M. - Call to Order, Videoconference

- **Roll Call**
- **Present:** Jones, Fuentes, Kamath (virtual), Hui, Romero, Barros, Whyte, McDaniel (virtual), Greathouse, Sipes, Bustamante
- **Absent:** None
- **SeaproTec translators were present.**

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

- Item #1 ZONING CASE Z202110700186 HL has been Withdrawn.**
- Item #2 ZONING CASE Z-2021-10700100 has been Postponed.**

Due to technical difficulties, the Zoning Commission recessed into a break at 1:08 pm and reconvened into session at 1:11 pm.

Public Hearing and Consideration of the following Cases:

Commissioner Whyte entered the Zoning Commission at 1:19 pm.

COMBINED CONSENT AGENDA #1:

Item # 10 (Continued from 08/17/2021) ZONING CASE Z-2021-10700177 S (Council District 5): 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 S MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Specific Use Authorization for a Hotel on Lot 1, Block 16, NCB 3884, located at 1020 Nogalitos Street. Staff recommends Approval, pending Plan Amendment. (Daniel Hazlett, Development Services Manager (210) 207-8270, Daniel.Hazlett@sanantonio.gov; Development Services Department) (Associated Plan Amendment PA-2021-11600065)

Staff stated 32 notices were mailed to property owners within 200 feet, 1 returned in favor, 0 returned in opposition, and the Collins Gardens Neighborhood Association is not opposed.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Barros.

In Favor: Jones, Fuentes, Kamath, Hui, Romero, Barros, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Abstained: Whyte

Motion Carried as Approval

Item # 13 **(Continued from 08/17/2021) ZONING CASE Z-2021-10700188 (Council District 8):** A request for a change in zoning from “RE MSAO-1 MLOD-1 MLR-1” Residential Estate Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District and “RE MLOD-1 MLR-1” Residential Estate Camp Bullis Military Lighting Overlay Military Lighting Region 1 District to “MF-33 MSAO-1 MLOD-1 MLR-1” Multifamily Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District and “MF-33 MLOD-1 MLR-1” Multifamily Camp Bullis Military Lighting Overlay Military Lighting Region 1 District on 16.08 acres out of CB 4719, located at 19389 Babcock Road. Staff recommends Approval. (Catherine Hernandez, Development Services Administrator, 210-207-5085, catherine.hernandez@sanantonio.gov, Development Services Department)

Staff stated 8 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and no registered neighborhood association.

James Griffin, representative, amended request to “MF-18”.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval as amended to “MF-18”.

Second: Commissioner Barros.

In Favor: Jones, Fuentes, Kamath, Hui, Romero, Barros, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Abstained: Whyte

Motion Carried as Approval

Item # 19

ZONING CASE Z-2021-10700199 S (Council District 4): A request for a change in zoning from "RE AHOD" Residential Estate Airport Hazard Overlay District to "RE S AHOD" Residential Estate Airport Hazard Overlay District with a Specific Use Authorization for a Manufactured Home on 7.12 acres out of CB 4204, generally located in the 14000 Block of Old Somerset Road. Staff recommends Approval. (Lorianne Thennes, Senior Planner, 210-207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

Staff stated 8 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition and no registered neighborhood association.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Barros.

In Favor: Jones, Fuentes, Kamath, Hui, Romero, Barros, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Abstained: Whyte

Motion Carried as Approval

Item # 20

ZONING CASE Z-2021-10700201 (Council District 5): A request for a change in zoning from "C-3NA MLOD-2 MLR-1 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "I-1 MLOD-2 MLR-1 AHOD" General Industrial 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 2.5324 acres out of NCB 12696, located at 1600 South General McMullen Drive. Staff recommends Approval. (Roland Arsate, Planner (210) 207-3074, roland.arsate@sanantonio.gov; Development Services Department)

Staff stated 28 notices were mailed to property owners within 200 feet, 4 returned in favor, 0 returned in opposition and no response from the Thompson Neighborhood Association.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Barros.

In Favor: Jones, Fuentes, Kamath, Hui, Romero, Barros, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Abstained: Whyte

Motion Carried as Approval

Item # 21

ZONING CASE Z-2021-10700202 CD (Council District 7): 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 to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on Lot 2, Block 2, NCB 14159, located at 5131 Northwest Loop 410. Staff recommends Approval. (Kayla Leal, Senior Planner (210) 207-0197, Kayla.Leal@sanantonio.gov, Development Services Department)

Staff stated 6 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition and no registered neighborhood association.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Barros.

In Favor: Jones, Fuentes, Kamath, Hui, Romero, Barros, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Abstained: Whyte

Motion Carried as Approval

Item # 22

ZONING CASE Z-2021-10700203 (Council District 5): 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 "R-4 MLOD-2 MLR2 AHOD" Residential Single Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lots 39 and 40, Block 18, NCB 7504, located at 3930 Culebra Road. Staff recommends Approval. Staff recommends Approval. (Joyce Palmer, Senior Planner, (210) 2070315, Joyce.Palmer@sanantonio.gov, Development Services Department).

Staff stated 28 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and no response from the Loma Park Neighborhood Association.

No Public Comment:

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Barros.

In Favor: Jones, Fuentes, Kamath, Hui, Romero, Barros, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Abstained: Whyte

Motion Carried as Approval

Item # 23

ZONING CASE Z-2021-10700204 (Council District 8): A request for a change in zoning from "R-6 GC-1 MLOD-1 MLR-1" Residential Single-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 District, "PUD R-6 GC-1 MLOD-1 MLR-1" Planned Unit Development Residential Single-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 District, "R-6 MLOD-1 MLR-1" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 District to "MF-33 GC-1 MLOD-1 MLR-1" Multi-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 District and "MF-33 MLOD-1 MLR-1" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 District on 2.966 acres out of NCB 34752, generally located in the 100 block of Dominion Drive. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2021- 11600066) (Joyce Palmer, Senior Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).

Staff stated 3 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition. Outside the 200 feet radius, The Dominion Homeowners Association is in favor.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Barros.

In Favor: Jones, McGhee, Hui, Romero, Barros, Whyte, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Motion Carried as Approval

Item # 25

ZONING CASE Z-2021-10700206 (Council District 8): A request for a change in zoning from "C-3 MLOD-1 MLR-1" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 District, "C-3 MLOD-1 MLR-1 AHOD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "MPCD MLOD-1 MLR-1 AHOD" Master Planned Community Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "MF-33 MLOD-1 MLR-1 AHOD" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "MF-50 MLOD-1 MLR-1 AHOD" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "MF-50 MLOD-1 MLR-1" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 District on 10.851 acres out of NCB 15825, generally located in the 15000 Block of Vance Jackson Road. Staff recommends Approval. (Lorianne Thennes, Senior Planner (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

Staff stated 9 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and no registered neighborhood association.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Barros.

In Favor: Jones, McGhee, Hui, Romero, Barros, Whyte, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Motion Carried as Approval

Combined Agenda #2**Item # 7**

(Continued from 08/03/2021) ZONING CASE Z-2021-10700139 S (Council District 5): A request for a change in zoning from "L MLOD-2 MLR-1 AHOD" Light Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "I-2 S MLOD-2 MLR-1 AHOD" Heavy Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for Metal Recycling Entity With Outside Storage and/or Processing on 4.90 acres out of NCB 8736, located at 2218 West Southcross Street. Staff recommends Approval with Conditions, pending Plan Amendment. (Associated Plan Amendment PA-2021-11600046) (Catherine Hernandez, DSD Administrator, (210) 207-5085, catherine.hernandez@sanantonio.gov, Development Services Department) (Associated Plan Amendment PA-2021-11600046)

Staff stated 23 notices were mailed to property owners within 200 feet, 0 returned in favor, 7 returned in opposition, and no response from the Quintana Community Neighborhood Association.

Public Comment:

Jerry Arredondo, 10406 Lazy F, passed.

Daniel Hach, 609 Somerset Rd, passed

Angelita Olvera, 835 Peabody, presented a petition with 180 signatures in opposition, spoke in opposition.

Domingo Salas, 2406 W. Gerald, spoke in opposition.

Andy Castillo, 2218 W. Southcross, spoke in opposition.

Motion: Chair Bustamante made a motion for a continuance to October 5, 2021.

Second: Commissioner Barros.

In Favor: Jones, Fuentes, Kamath, Hui, Romero, Barros, Whyte, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Motion Carried for a continuance to October 5, 2021.

Item # 11

(Continued from 08/17/2021) ZONING CASE Z-2021-10700179 (Council District 1):
A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-5 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 17, Block 7, NCB 2998, located at 506 East Ashby Place. Staff recommends Approval. (Daniel Hazlett, Development Services Manager (210) 207-8270, Daniel.Hazlett@sanantonio.gov; Development Services Department)

Staff stated 33 notices were mailed to property owners within 200 feet, 1 returned in favor, 0 returned in opposition, and response from the Tobin Hill Community Association.

No Public Comment

Motion: Commissioner Greathouse made a motion for a continuance to September 21, 2021.

Second: Commissioner McDaniel

In Favor: Jones, Fuentes, Kamath, Hui, Romero, Barros, Whyte, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Motion Carried for a continuance to September 21, 2021

Item # 12

(Continued from 08/17/2021): ZONING CASE Z-2021-10700181 (Council District 8):
A request for a change in zoning from “C-1” Light Commercial District, “C-2” Commercial District, “C-2NA” Commercial Non-Alcoholic Sales District, “C-2NA CD” Commercial Non-Alcoholic Sales District with a Conditional Use for Auto Paint and Body Center, “C-3 R” General Commercial Restrictive Alcoholic Sales District to “MF-18” Limited Density Multi-Family District on 9.951 acres out of NCB 16466 and NCB 18523, located at 6460 Babcock Road. Staff recommends Approval. (Alina Phillips, Large Area Rezoning Manager, 210-207-7227, alina.philipps@sanantonio.gov, Development Services Department)

No Public Comment

Motion: Commissioner Romero made a motion for a continuance to October 5, 2021.

Second: Commissioner Barros

In Favor: Jones, Fuentes, Kamath, Hui, Romero, Barros, Whyte, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Motion Carried for a continuance to September 21, 2021

Individual Items:**Item # 2**

ZONING CASE Z-2021-10700129 ERZD (Council District 10): A request for a change in zoning from "C-3R AHOD ERZD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay Edwards Recharge Zone District and "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay Edwards Recharge Zone District and "MF-18 AHOD ERZD" Limited Density Multi-Family Airport Hazard Overlay District on 4.73 acres out of NCB 17726, generally located in the 5000 Block of North Loop 1604 East. Staff recommends Approval. (Joyce Palmer, Senior Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).

Kristie Flores, Zoning Planning Manager, presented the case to the commission.

Staff stated 41 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and no registered neighborhood association.

Mike Barr, SAWS representative, stated SAWS recommends Approval with conditions as stated in the SAWS report.

James McKnight, representative, presented a presentation to the commission regarding the project for 150 town homes and to be consistent with the land use plan.

No Public Comment

The Commission asked the applicant questions concerning the request. The Applicant responses were heard by the Commission as well as other testimonies offered, followed by a discussion among members before the vote.

Motion: Commissioner Whyte made a motion for Approval with all SAWS recommendations.

Second: Commissioner Jones.

In Favor: Jones, Fuentes, Kamath, Hui, Romero, Barros, Whyte, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Motion Carried as Approval with all SAWS recommendations.

Item # 4

(Continued from 07/20/2021) ZONING CASE Z-2021-10700111 HL (Council District 2): A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "RM-4 HL AHOD" Residential Mixed Historic Landmark Airport Hazard Overlay District on Lot 8, NCB 3100, located at 828 Nevada Street. Staff recommends Approval. (Joyce Palmer, Senior Planner, (210)207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).

Kristie Flores, Zoning Planning Manager, presented the case to the commission.

Staff stated 51 notices were mailed to property owners within 200 feet, 0 returned in favor, and 1 returned in opposition. No response from the Denver Heights Neighborhood Association and the Conservations Society of San Antonio is in favor.

Jenny Hay, City of San Antonio, Office of Historic Preservation, presented a presentation to the commission regarding the City Council request to designate the property as Historic. The property is classified as an Historic craftsman residence.

Property Owner was not present.

No Public Comment

The Commission asked the applicant questions concerning the request. The Applicant responses were heard by the Commission as well as other testimonies offered, followed by a discussion among members before the vote.

Commissioner Jones stated the Denver Heights Neighborhood Association was in favor.

Motion: Commissioner Jones made a motion for Approval.

Second: Commissioner Romero

In Favor: Jones, Fuentes, Kamath, Hui, Romero, Barros, Whyte, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Motion Carried as Approval

Item # 5**(Continued from 07/20/2021) ZONING CASE Z-2021-10700121 (Council District 3):**

A request for a change in zoning from "RP" Resource Protection District to "RE" Residential Estate District on 5.04 acres out of CB 4012, located at 19779 Pleasanton Road. Staff recommends Denial. (Associated Plan Amendment PA-2021-11600052) (Joyce Palmer, Senior Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).

Kristie Flores, Zoning Planning Manager, presented the case to the commission.

Staff stated 8 notices were mailed to property owners within 200 feet, 3 returned in favor, 0 returned in opposition, and no registered neighborhood association.

Ray Rivera, applicant engineer, stated the rezoning request is due to the re-platting process for the property. The owner wants to build 2 additional homes on the lot.

No Public Comment

The Commission asked the applicant questions concerning the request. The Applicant responses were heard by the Commission as well as other testimonies offered, followed by a discussion among members before the vote.

Motion: Commissioner Fuentes made a motion for Approval.

Second: Commissioner Barros.

In Favor: Jones, Fuentes, Kamath, Hui, Romero, Barros, Whyte, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Motion Carried as Approval

Item # 6**(Continued from 08/03/2021) ZONING CASE Z-2021-10700058 (Council District 2):**

A request for a change in zoning from "R-6 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District to "IDZ-1 H AHOD" Limited Intensity Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted for three (3) dwelling units on Lot 9, Block 2, NCB 529, located at 507 Hays Street. Staff recommends Approval. (Lorianne Thennes, Senior Planner, 210-207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

Kristie Flores, Zoning Planning Manager, presented the case to the commission.

Staff stated 23 notices were mailed to property owners within 200 feet, 1 returned in favor, 3 returned in opposition, and no registered neighborhood association. Outside the 200 feet radius: 1 notice received in favor, and petition with 5 signatures received in opposition. The San Antonio Conservation Society is in opposition.

No applicant present.

No Public Comment

The Commission asked the applicant questions concerning the request. The Applicant responses were heard by the Commission as well as other testimonies offered, followed by a discussion among members before the vote.

Motion: Commissioner Jones made a motion Denial.

Second: Commissioner Sipes

In Favor: Jones, Fuentes, Kamath, Hui, Romero, Barros, Whyte, McDaniel, Sipes, Bustamante

Opposed: Greathouse

Motion Carried as Denial.

Item # 8**(Continued from 08/03/2021) ZONING CASE Z-2021-10700164 (Council District 1):**

A request for a change in zoning from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 12, Block 119, NCB 8849, located at 1607 West Hermosa Drive. Staff recommends Approval. (Lorianne Thennes, Senior Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

Kristie Flores, Zoning Planning Manager, presented the case to the commission.

Staff stated 17 notices were mailed to property owners within 200 feet, 3 returned in favor, 1 returned in opposition, and no registered neighborhood association. Outside the 200 feet radius: 1 notice received in favor and a petition with 25 signatures received in support.

Damaso Garza, applicant, explained the zoning request is to remove the "NA" from the property's zoning to be able to sell beer and wine at the current restaurant on site.

Public Comment:

Jerry Arredondo, 10406 Lazy F, spoke in favor.

The Commission asked the applicant questions concerning the request. The Applicant responses were heard by the Commission as well as other testimonies offered, followed by a discussion among members before the vote.

Motion: Commissioner Greathouse made a motion Denial.

Second: Commissioner McDaniel

In Favor: Kamath, Romero, McDaniel, Greathouse, Sipes, Bustamante

Opposed: Jones, Fuentes, Barros, Whyte

Motion Carried as Denial with a vote of 7-4.

Item # 9**(Continued from 08/17/2021) ZONING CASE Z-2021-10700174 (Council District 3):**

A request for a change in zoning from “FR” Farm and Ranch District to "R-4" Residential Single-Family District on 182.281 acres out of CB 4007, located at 13511 Old Corpus Christi Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA 2021- 11600049) (Logan Sparrow, Policy Administrator (210) 207-8691, Logan.Sparrow@sanantonio.gov; Development Services Department).

Kristie Flores, Zoning Planning Manager, presented the case to the commission.

Staff stated 17 notices were mailed to property owners within 200 feet, 7 returned in favor, 2 returned in opposition, and no registered neighborhood association.

Caroline McDonald, representative, stated the project is for a single-family home subdivision of 660 homes. Also stated she has worked with the community to help address concerns.

Becky Carroll, Pape-Dawson Engineers, Engineer, answered the commissioner questions regarding the drainage issues.

Public Comment:

Michael Feller, 13061 Old Corpus Christi Rd #1, stated concerns.

Claude Smasal, 12959 Old Corpus Christi Rd, spoke in opposition.

The Commission asked the applicant questions concerning the request. The Applicant responses were heard by the Commission as well as other testimonies offered, followed by a discussion among members before the vote.

Motion: Commissioner Fuentes made a motion for Approval.

Second: Commissioner Barros.

In Favor: Jones, Fuentes, Kamath, Hui, Barros, Whyte, Greathouse, Sipes, Bustamante

Opposed: Romero, McDaniel

Motion Carried as Approval.

Item # 14**(Continued from 08/17/2021) ZONING CASE Z-2021-10700189 (Council District 7):**

A request for a change in zoning from "R-6" Residential Single-Family District to "MF-18" Multi-Family District on Lot P-331A, NCB 15479, located at 9100 block of Old Tezel Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2021- 11600058) (Catherine Hernandez, Development Services Administrator, 210-207-5085, catherine.hernandez@sanantonio.gov, Development Services Department)

Kristie Flores, Zoning Planning Manager, presented the case to the commission.

Staff stated 53 notices were mailed to property owners within 200 feet, 1 returned in favor, 0 returned in opposition, and no registered neighborhood association.

Thomas Wood, applicant, stated the request is for small assistant living homes on the property. The applicant amended the request to "R-6 CD" with a conditional use for a nursing home.

Public Comment:

Jody Sherrill, 8318 Blackcastle, spoke in favor.

The Commission asked the applicant questions concerning the request. The Applicant responses were heard by the Commission as well as other testimonies offered, followed by a discussion among members before the vote.

Motion: Commissioner Sipes made a motion for Approval as amended to "R-6 CD" with a conditional use for a nursing home.

Second: Commissioner Whyte

In Favor: Jones, Fuentes, Kamath, Hui, Romero, Barros, Whyte, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Motion Carried as Approval as amended.

The Zoning Commission recessed into break at 2:52 pm and reconvened at 2:59 pm.

Commissioner Kamath left the Zoning Commission at 3:00 pm.

Item # 15**(Continued from 08/17/2021) ZONING CASE Z-2021-10700192 (Council District 1):**

A request for a change in zoning from "C-3R HL NCD-2 AHOD" General Commercial Restrictive Alcoholic Sales Historic Landmark Alta Vista Neighborhood Conservation Airport Hazard Overlay District to "IDZ-1 HL NCD2 AHOD" Limited Intensity Infill Development Zone Historic Landmark Alta Vista Neighborhood Conservation Airport Hazard Overlay District with uses permitted for "C-1" Light Commercial District on the south 83.34 feet of Lots 11 and 12, Block 39, NCB 1865, located at 2602 North Flores Street. Staff recommends Approval. (Lorianne Thennes, Senior Planner, 210-207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

Kristie Flores, Zoning Planning Manager, presented the case to the commission.

Staff stated 31 notices were mailed to property owners within 200 feet, 1 returned in favor, and 9 returned in opposition. The Alta Vista and Beacon Hill Neighborhood Associations are in opposition. Outside the 200 feet radius: 2 notices received in opposition.

Michael Perez, applicant, stated the request is for a restaurant. The Applicant showed a site plan and amended the zoning request with a condition of no outside amplify speaker system.

Staff stated Alta Vista Neighborhood Association is no longer opposed.

Public Comment:

Celia Mendoza, 2610 N Flores, spoke in opposition.

The Commission asked the applicant questions concerning the request. The Applicant responses were heard by the Commission as well as other testimonies offered, followed by a discussion among members before the vote.

Motion: Commissioner Greathouse made a motion for Approval as amended by the applicant with the site plan and condition.

Second: Commissioner Romero

In Favor: Jones, Fuentes, Romero, Barros, Whyte, McDaniel, Greathouse, Sipes, Bustamante

Opposed: Hui

Motion Carried as Approval as amended.

Commissioner Greathouse and Chairman Bustamante recused from the Zoning Commission at 3:16 pm and returned at 3:38 pm.

Item # 16

ZONING CASE Z-2021-10700142 (Council District 2): A request for a change in zoning from "AE-1 AHOD" Arts and Entertainment Airport Hazard Overlay District and "AE-2 AHOD" Arts and Entertainment Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for ten (10) dwelling units on Lots 11 and 19, Block 109, NCB 1386, located at 1712 East Commerce Street and 711 Montana Street. Staff recommends Approval. (Mirko Maravi, Senior Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

Kristie Flores, Zoning Planning Manager, presented the case to the commission.

Staff stated 31 notices were mailed to property owners within 200 feet, 0 returned in favor, 8 returned in opposition, and the Denver Heights Neighborhood Association is in support. Outside the 200 foot radius: 12 notices received in opposition.

Rudolpho, applicant, stated the request is for 10 units on the property.

Public Comment:

Dave Guerra, 1702 E. Commerce, spoke in opposition.

Johnny Guerra, 1702 E. Commerce, spoke in opposition.

The Commission asked the applicant questions concerning the request. The Applicant responses were heard by the Commission as well as other testimonies offered, followed by a discussion among members before the vote.

Motion: Commissioner Jones made a motion for a continuance to October 5, 2021.

Second: Commissioner McDaniel

In Favor: Jones, Fuentes, Hui, Romero, Barros, Whyte, McDaniel, Sipes

Opposed: None

Recused: Greathouse, Bustamante

Motion Carried as a continuance to October 5, 2021.

Item # 17

ZONING CASE Z-2021-10700154 (Council District 5): A request for a change in zoning from "R-5 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "IDZ-2 MLOD-2 MLR-1 AHOD" Medium Intensity Infill Development Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with uses permitted for four (4) dwelling units on Lot 16, Block 16, NCB 2785, located at 203 Hosack Avenue. Staff recommend Denial, with an Alternate Recommendation. (Mirko Maravi, Senior Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

Kristie Flores, Zoning Planning Manager, presented the case to the commission.

Staff stated 27 notices were mailed to property owners within 200 feet, 0 returned in favor, 11 returned in opposition and no response from the Palm Heights Neighborhood Association. Outside the 200 feet radius; 7 notices received in opposition.

David Garribo, applicant, stated the request is for 3 or 4 townhomes on the property.

Public Comment

Ruben Croom, 134 Hosack, requested a continuance.

Olivia Rodriguez, 206 Hosack, requested a continuance.

Alicia Rodriguez, 207 Hosack, left the meeting.

The Commission asked the applicant questions concerning the request. The Applicant responses were heard by the Commission as well as other testimonies offered, followed by a discussion among members before the vote.

Motion: Chair Bustamante made a motion for a continuance to September 21, 2021.

Second: Commissioner Whyte

In Favor: Jones, Fuentes, Hui, Romero, Barros, Whyte, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Motion Carried as a continuance to September 21, 2021.

Item # 18

ZONING CASE Z-2021-10700172 CD (Council District 10): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-3R AHOD" General Commercial Restrictive Alcohol Sales Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto, Boat, and Recreational Vehicle Storage (Outdoor/Covered) on 6.96 acres out of NCB 15831, located in the 14000 Block of Nacogdoches Road. Staff recommends Approval with Conditions. (Kayla Leal, Senior Planner (210) 207-0197, Kayla.Leal@sanantonio.gov, Development Services Department)

Kristie Flores, Zoning Planning Manager, presented the case to the commission.

Staff stated 62 notices were mailed to property owners within 200 feet, 1 returned in favor, 0 returned in opposition, and no registered neighborhood association.

Caroline McDonald, representative, stated the project is for indoor and outdoor storage, and the owner accepts the recommended conditions.

No Public Comment

The Commission asked the applicant questions concerning the request. The Applicant responses were heard by the Commission as well as other testimonies offered, followed by a discussion among members before the vote.

Motion: Commissioner Whyte made a motion for Approval with the following conditions:

- Any on-site lighting shall be directed onto the site and point away from any residential zoning or uses; and
- A Type B (Minimum width 15 feet) landscape buffer shall be provided along the property line abutting R-6 zoning.

Second: Commissioner Fuentes

In Favor: Jones, Fuentes, Hui, Romero, Barros, Whyte, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Motion Carried as Approval with conditions.

Item # 24

ZONING CASE Z-2021-10700205 (Council District 2): A request for a change in zoning from "IDZ-3 HL AHOD" High Intensity Infill Development Zone Historic Significant Landmark Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, an Extended Stay Hotel, and multi-family dwelling units not to exceed 570 units to "IDZ-3 HL AHOD" High Intensity Infill Development Zone Historic Significant Landmark Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, an Extended Stay Hotel, multi-family dwelling units not to exceed 570 units, Bar with Live Entertainment, and a Sports Court – Outdoor on 2.90 acres out of NCB 656, located at 1008 Hoefgen Avenue. Staff recommends Approval. (Mirko Maravi, Senior Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

Kristie Flores, Zoning Planning Manager, presented the case to the commission.

Staff stated 17 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and no response from the Denver Heights Neighborhood Association.

Atiya Mitchell, representative, stated the request is for a restaurant with live entertainment.

Craig Glendenning, owner, answered the commissioners' questions.

No Public Comment

The Commission asked the applicant questions concerning the request. The Applicant responses were heard by the Commission as well as other testimonies offered, followed by a discussion among members before the vote.

Motion: Chairman Jones made a motion Approval.

Second: Commissioner Barros

In Favor: Jones, Fuentes, Hui, Romero, Barros, Whyte, McDaniel, Sipes, Bustamante

Opposed: Greathouse

Motion Carried as Approval

Item # 26 Consideration and Approval of the August 17, 2021 Zoning Commission Meeting Minutes.

Motion: Commissioner Romero made a motion for Approval as amended.

Second: Commissioner Barros

In Favor: Jones, Fuentes, Hui, Romero, Barros, Whyte, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Motion Carried as Approval as amended

Adjournment

There being no further business, the meeting was adjourned at 4:09 pm

APPROVED BY: _____ or _____
John Bustamante, Chair

DATE: _____

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