

City of San Antonio



**DRAFT**

**Zoning Commission Minutes**  
Development and Business  
Services Center  
1901 South Alamo

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October 19, 2021

1:00PM

1901 S. Alamo

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**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

| Taylor Watson, 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:** Watson, Fuentes, Kamath, Hui, Barros, Whyte, Greathouse, Sipes, Bustamante
- **Absent:** Romero, McDaniel
- **SeproTec translators were present.**

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

<b>Item #1</b>	<b>ZONING CASE Z-2021-10700218 has been Postponed.</b>
<b>Item #2</b>	<b>ZONING CASE Z-2021-10700251 has been Postponed</b>
<b>Item #19</b>	<b>ZONING CASE Z-2021-10700249 has been Postponed.</b>
<b>Item #22</b>	<b>ZONING CASE Z-2021-10700253 has been Postponed.</b>

*Public Hearing and Consideration of the following Cases:*

**COMBINED CONSENT AGENDA #1:**

**Item # 7** **(Continued from 10/05/2021) ZONING CASE Z-2021-10700228 S (Council District 2):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 S AHOD" Residential Single-Family Airport Hazard Overlay District with Specific Use Authorization of a Manufactured Home on Lot 19, Block 4, NCB 13761 located at 146 Rene Avenue. Staff recommends Approval. (Richard Bautista-Vazquez, Planner, (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)

Staff stated 18 notices were mailed to property owners within 200 feet, 1 returned in favor, 0 returned in opposition, and no registered neighborhood association.

Mario Colin stated the project is for a Manufactured Home on the property. Septec translator translated for the applicant.

**No Public Comment**

**Motion:** Commissioner Sipes made a motion for Approval.

**Second:** Commissioner Fuentes.

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

**Opposed:** None

**Motion Carried as Approval**

**Item # 8**     **(Continued from 10/05/2021) ZONING CASE Z-2021-10700237 CD (Council District 1):** A request for a change in zoning from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "R-3 CD NCD-5 AHOD" Single-Family Residential Beacon Hill Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for a Duplex on the east 77 feet of Lot 15, Block 3, NCB 3032, located at 1102 West Ashby Place. Staff recommends Approval. (Richard Bautista-Vazquez, Planner, 210-207-0215, richard.bautista-vazquez, Development Services Department)

Staff stated 22 notices were mailed to property owners within 200 feet, 2 returned in favor, 0 returned in opposition, and the Beacon Hill Neighborhood Association is in favor.

**Public Comment:**

Mark Spielman, 900 W. Woodlawn Ave, Co-Chair Beacon Hill Design Committee, read a letter in favor.

**Motion:** Commissioner Sipes made a motion for Approval.

**Second:** Commissioner Fuentes.

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

**Opposed:** None

**Motion Carried as Approval**

**Item # 11** **ZONING CASE Z-2021-10700222 (Council District 6):** A request for a change in zoning from "MPCD GC-2 MLOD-2 MLR-1 AHOD" Master Planned Community Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 CD GC-2 MLOD-2 MLR-1 AHOD" Master Planned Community Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Auto Paint And Body – Repair on Lot 12, Block 8, NCB 15329, generally located in the 8000 Block of State Highway 151. Staff recommends Approval. (Mirko Maravi, Senior Planner, (210) 207-0107, [mirko.maravi@sanantonio.gov](mailto:mirko.maravi@sanantonio.gov), Development Services Department)

Staff stated 5 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 Fuentes.

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

**Opposed:** None

**Motion Carried as Approval**

**Item # 14**    **ZONING CASE Z-2021-10700243 (Council District 8):** A request for a change in zoning from "R-6" Residential Single-Family District to "NC" Neighborhood Commercial District on the north 96.7 feet of Lot 4, Block 9, NCB 14709, located at 6395 Old Babcock Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2021-11600082) (Rebecca Rodriguez, Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)

Staff stated 12 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and no response from the Alamo Farmsteads Babcock Rd Neighborhood Association.

**No Public Comment**

**Motion:** Commissioner Sipes made a motion for Approval.

**Second:** Commissioner Fuentes.

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

**Opposed:** None

**Motion Carried as Approval**

**Item # 16** **ZONING CASE Z-2021-10700245 (Council District 3):** A request for a change in zoning from "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Manufactured Home Park to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for six (6) dwelling units on Lots 9-11 and the east 25 feet of Lot 8, Block 8, NCB 7610, located at 138 Hermitage Court. Staff recommends Approval. (Richard Bautista-Vazquez, Planner, (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)

Staff stated 42 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and no response from the Hot Wells Mission Reach Homeowners Association.

**Public Comment:**

Brady Alexander, Hot Wells NA, spoke in favor.

**Motion:** Commissioner Sipes made a motion for Approval.

**Second:** Commissioner Fuentes.

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

**Opposed:** None

**Motion Carried as Approval**

**Item # 21** **ZONING CASE Z-2021-10700252 (Council District 2):** A request for a change in zoning from “I-2 MLOD-3 MLR-1” General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to “C-3 MLOD-3 MLR-1” General Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District on 20.044 acres out of NCB 10574 and 14037, located at 3600 North Panam Expressway. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2021-11600087) (Forrest Wilson, Planner, (210) 207-0157, forrest.wilson@sanantonio.gov, Development Services Department).

Staff stated 18 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and no response from the United Homeowners Improvement Association.

**No Public Comment**

**Motion:** Commissioner Sipes made a motion for Approval.

**Second:** Commissioner Fuentes.

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

**Opposed:** None

**Motion Carried as Approval**

**Item # 23** **ZONING CASE Z-2021-10700254 (Council District 6):** A request for a change in zoning from "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-18 MLOD-2 MLR-2 AHOD" Limited Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 2, Block 3, NCB 17242, located at 7334 Potranco Road. Staff recommends Approval. (Forrest Wilson, Planner, (210) 207-0157, forrest.wilson@sanantonio.gov, Development Services Department).

Staff stated 11 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and no response from the Pipers Meadow Neighborhood Association.

**No Public Comment**

**Motion:** Commissioner Sipes made a motion for Approval.

**Second:** Commissioner Fuentes.

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

**Opposed:** None

**Motion Carried as Approval**



**Item # 24** **ZONING CASE Z-2021-10700257 (Council District 3):** A request for a change in zoning from "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, "C-1 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, "C-2NA MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales 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 the north 38.5 feet of lot 7, the north 38.5 feet of Lot 8, the south 11.5 feet of Lot 8, and Lot 9, Block 3, NCB 9475, located at 7214, 7218 and 7222 Briar Place. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2021-11600089) (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)

Staff stated 21 notices were mailed to property owners within 200 feet, 1 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 Fuentes.

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

**Opposed:** None

**Motion Carried as Approval**

**Item # 25** **ZONING CASE Z-2021-10700259 CD (Council District 3):** A request for a change in zoning from "R-6 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units to "R-6 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for three (3) dwelling units on Lot 103, Block 8, NCB 11101, located at 200 West Ansley Boulevard. Staff recommends Approval. (Forrest Wilson, Planner, (210) 207-0157, forrest.wilson@sanantonio.gov, Development Services Department)

Staff stated 23 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 Fuentes.

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

**Opposed:** None

**Motion Carried as Approval**

**Combined Agenda #3****Item # 3**

**ZONING CASE Z-2020-10700203 S ERZD (Council District 8):** A request for a change in zoning from "DR ERZD" Development Reserve Edwards Recharge Zone District to "RP S ERZD" Resource Protection Edwards Recharge Zone District with a Specific Use Authorization for a Wireless Communication System on 0.0275 acres out of NCB 14866, located at 325 Pueblo Pintado. Staff recommends Approval. (Rebecca Rodriguez, Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)

Staff stated 9 notices were mailed to property owners within 200 feet, 0 returned in favor, 4 returned in opposition, and no registered neighborhood association. Outside the 200 feet radius; a petition with 100 signatures in opposition was submitted.

**Public Comment:**

Manish Kapoor, 331 Pueblo Pintado, spoke in opposition.

Jaime Cavazos, 326 Santa Domingo, spoke in opposition.

Robert McGonagle, 9114 Cordes Junction, spoke in opposition.

Berta Kuk, 335 Santa Domingo, spoke in opposition.

Henry Wilks, 338 Santa Domingo, spoke in opposition.

Ezzat Lamaie, 331 Santa Domingo, spoke in opposition.

Michael Beshay, 339 Santa Domingo, spoke in opposition.

Sung Kuk, 335 Santa Domingo, spoke in opposition.

Steve Ramirez, 327 Pueblo Pintado, spoke in opposition.

Heike Villalpando, 9107 Los Sonoma Rio, spoke in opposition.

**Voicemails:**

Nanika Kapoor, 331 Pueblo Pintado, opposition.

**Motion:** Commissioner Sipes made a motion for a continuance to November 2, 2021.

**Second:** Commissioner Watson

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

**Opposed:** None

**Motion Carried for a continuance to November 2, 2021.**

**Item # 4**

**(Continued from 09/21/2021) 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, and 0 returned in opposition. The Tobin Hill Community Association is opposed to "RM-5" and "RM-6" but support "R-6 CD" with a Conditional Use for 2 units".

Matthew Bars, applicant, requested a continuance to work with the neighbors and community.

**No Public Comment**

**Motion:** Commissioner Greathouse made a motion for a continuance to November 16, 2021.

**Second:** Commissioner Barros

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

**Opposed:** None

**Motion Carried for a continuance to November 16, 2021.**

**Item # 6**

**(Continued from 10/05/2021) ZONING CASE Z-2021-10700200 (Council District 2):** A request for a change in zoning from "RM-4 H AHOD" Residential Mixed Historic Dignowity Hill Airport Hazard Overlay District to "C-2P H AHOD" Commercial Pedestrian Historic Dignowity Hill Airport Hazard Overlay District on the west 64.66 feet of the east 104.6 feet of Lot 9, and the east 99.78 feet of the west 104.18 feet of Lot 9, Block 17, NCB 568, located at 103 Brown Street and 1403 East Houston Street. Staff recommends Approval. (Rebecca Rodriguez, Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)

Staff stated 29 notices were mailed to property owners within 200 feet, 0 returned in favor, 3 returned in opposition, and the Dignowity Hill Neighborhood Association is in favor. Outside the 200 foot radius; 1 noticed received in favor and 2 notices received in opposition.

**Public Comment:****Voicemails:**

Lulu Francois, 817 Nolan, requested a continuance.  
Valerie Cortez, 508 Lamar, opposition.

**Motion:** Commissioner Watson made a motion for a continuance to November 2, 2021.

**Second:** Commissioner Fuentes

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

**Opposed:** None

**Motion Carried for a continuance to November 2, 2021.**

**Item # 10**     **ZONING CASE Z-2021-10700034 CD (Council District 4):** A request for a change in zoning from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District Conditional Use for Animal and pet services (outdoor training, boarding, runs, pens or paddocks permitted) on Lot 3, Block 18, NCB 8758, located at 819 New Laredo Highway. Staff recommends Denial. (Associated Planning Case PA-2021-1160013) (Richard Bautista-Vazquez, Planner, (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)

Staff stated 31 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and no response from the Quintana Community Homeowners Association.

**No Public Comment:**

**Motion:** Commissioner Kamath made a motion for a continuance to November 2, 2021.

**Second:** Commissioner Whyte

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

**Opposed:** None

**Motion Carried for a continuance to November 2, 2021.**

**Item # 15**

**ZONING CASE Z-2021-10700244 CD (Council District 1):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "R-6 UC-4 AHOD" Residential Single-Family North St. Mary's Street Urban Corridor Airport Hazard Overlay District to "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units and "R-5 CD UC-4 AHOD" Residential Single-Family North St. Mary's Street Urban Corridor Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on the south 100 feet of Lot A1, NCB 1719, located at 221 Rose Lane. Staff recommends Approval. (Rebecca Rodriguez, Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)

Staff stated 39 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and no response from the Tobin Hill Community Association.

**No Public Comment**

**Motion:** Commissioner Greathouse made a motion for a continuance to November 2, 2021.

**Second:** Commissioner Whyte

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

**Opposed:** None

**Motion Carried for a continuance to November 2, 2021.**

**Item # 17**

**ZONING CASE Z-2021-10700247 (Council District 1):** A request for a change in zoning from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District to "MF-18 NCD-5 AHOD" Limited Density Multi-Family Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District on the west 100 feet of Lot 25 and the south 56.7 feet of Lot 26, NCB 6521, located at 1023 Aganier Avenue. Staff recommends Denial. (Associated Plan Amendment PA2021-11600090) (Richard Bautista-Vazquez, Planner, (210) 207-0215, richard.bautistavazquez@sanantonio.gov, Development Services Department)

Staff stated 23 notices were mailed to property owners within 200 feet, 0 returned in favor, 3 returned in opposition, and the Beacon Hill Neighborhood Association is in opposition.

**Public Comment:**

Mark Spielman, Beacon Hill NA, spoke in opposition.

**Voicemails:**

Carl Simon, 1022 Aganier, opposition.

Raina Flores, Aganier, opposition.

Robert Ricks, 1015 Aganier, opposition.

**Motion:** Commissioner Greathouse made a motion for a continuance to November 2, 2021.

**Second:** Commissioner Whyte

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

**Opposed:** None

**Motion Carried for a continuance to November 2, 2021.**



**Item # 18**

**ZONING CASE Z-2021-10700248 (Council District 8):** A request for a change in zoning from "C-3" General Commercial District to "MXD" Mixed-Use District on Lot 52, NCB 12858, located at 8719 Wurzbach Road. Staff recommends Approval. (Mirko Maravi, Senior Planner, (210) 207-0107, Mirko.Maravi@sanantonio.gov, Development Services Department)

Staff stated 7 notices were mailed to property owners within 200 feet, 1 returned in favor, 1 returned in opposition, and no registered neighborhood association.

**No Public Comment:**

**Motion:** Commissioner Sipes made a motion for a continuance to November 2, 2021.

**Second:** Commissioner Whyte

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

**Opposed:** None

**Motion Carried for a continuance to November 2, 2021.**

**Individual Items:**

**Item # 5**      **(Continued from 10/05/2021) ZONING CASE Z-2021-10700193 CD (Council District 2):** A request for a change in zoning from "R-6 MLOD-3 MLR-2" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 District to "R-6 CD MLOD-3 MLR-2" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 District with Conditional Use for two Duplexes on Lot 4, Block 1, NCB 12831, located at 519 Bee Street. Staff recommends Approval. (Mirko Maravi, Senior Planner, (210) 207-0107, [Mirko.Maravi@sanantonio.gov](mailto:Mirko.Maravi@sanantonio.gov), Development Services Department)

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

Staff stated 10 notices were mailed to property owners within 200 feet, 1 returned in favor, 0 returned in opposition, and no response from the Government Hill Alliance Neighborhood Association.

Nazakat Hossain, applicant, stated the request is for 2 duplexes on the property.

**Public Comment:**

Voicemails:

Steve Versteeg, 105 Reno, requested a site plan or a continuance.

Bonnie, concerned and requested a continuance.

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 Watson made a motion for a continuance to November 2, 2021.

**Second:** Commissioner Fuentes

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

**Opposed:** None

**Motion Carried for a continuance to November 2, 2021.**

**Item # 9      (Continued from 10/05/2021) ZONING CASE Z-2021-10700240 (Council District 1 and 5):**

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) Residential Dwellings on Lots 1, 2, and the west 9.94 feet of Lot 3, Block 5, NCB 2263, located at 1720 West Salinas. 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 26 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and no response from the Prospect Hill Neighborhood Association.

Kandice Lauderdale, Applicant, Wholehearted Real Estate, presented a site plan and stated the project is for 4 dwelling units on the property. She also confirmed the amendment for "IDZ-1" with Permitted Uses for 4 dwelling units

**Public Comment:**

Russell Felan, Prospect Hill NA, 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 for Approval as amended to "IDZ-1" with Permitted Uses for 4 dwelling units.

**Second:** Commissioner Whyte

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

**Opposed:** None

**Motion Carried as Approval as Amended.**

**Item # 12**

**ZONING CASE Z-2021-10700241 CD (Council District 3):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for three (3) dwelling units on the north 137.5 feet of Lot 112, Block 2, NCB 2977, located at 863 Steves Avenue. Staff recommends Denial, with Alternate Recommendation. (Rebecca Rodriguez, Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)

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

Staff stated 35 notices were mailed to property owners within 200 feet, 0 returned in favor, 1 returned in opposition, and no response from the Roosevelt Park Neighborhood Association.

Christopher Sanchez, applicant, Executive Director for Neighborhood Housing Services of San Antonio, stated the request is to add one more unit on the property to allow for 3 units for San Antonio residents to find affordable housing inner city.

**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 Denial with the Alternate Recommendation for 2 units.

**Second:** Commissioner Watson

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

**Opposed:** None

**Motion Carried as Approval for the Alternate Recommendation for 2 units.**

**Item # 13**

**ZONING CASE Z-2021-10700242 CD (Council District 3):** A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 26, Block 1, NCB 9522, located at 503 Mebane Street. Staff recommends Denial. (Rebecca Rodriguez, Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)

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

Staff stated 40 notices were mailed to property owners within 200 feet, 0 returned in favor, 1 returned in opposition, and no registered neighborhood association.

Christopher Sanchez, applicant, Executive Director for Neighborhood Housing Services of San Antonio, stated the request is to allow for 2 units on the property to help a family live on site at an affordable renting price.

**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 of the Applicant's request.

**Second:** Commissioner Barros

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

**Opposed:** None

**Motion Carried as Approval for the Applicant's request.**

**Item # 20**     **ZONING CASE Z-2021-10700250 S (Council District 5):** A request for a change in zoning from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard 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 Carwash on Lot 1, Lot 2, Lot 12 and Lot 13, Block 11, NCB 2250 located at 3034 West Salinas Street. Staff recommends Denial. (Richard Bautista-Vazquez, Planner, (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)

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

Staff stated 52 notices were mailed to property owners within 200 feet, 0 returned in favor, 16 returned in opposition, and no response from the Prospect Hill Neighborhood Association.

Cesar Marquez, applicant, stated he takes care of the property and would like to put a car wash on site.

**Public Comment:**

Russell Felan, 2410 W. Commerce, Prospect Hill NA, spoke in opposition.

MaryJane Villalobos, 3015 W. Travis, spoke in opposition.

Betty Acevedo, 135 Huntington, spoke in opposition.

Fernando Acevedo, spoke in opposition.

Robert Herman, 3113 W. Salinas, 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:** Chairman Bustamante made a motion for a Denial.

**Second:** Commissioner Greathouse

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

**Opposed:** None

**Motion Carried as Denial.**

**Item # 26**

**ZONING CASE Z-2021-10700260 (Council District 10):** A request for a change in zoning from “C-3 AHOD” General Commercial Airport Hazard Overlay District to “L AHOD” Light Industrial Airport Hazard Overlay District on Lot TR-D and Lot TR-E, NCB 16584, located at 17097 Nacogdoches Road. Staff recommends Denial. (Associated Plan Amendment PA2021-11600091) (Summer McCann, Planner (210) 207-5876, summer.mccann@sanantonio.gov; Development Services Department)

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

Staff stated 10 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and no response from the Rolling Meadows Neighborhood Association.

Emilie Weissler, representative, stated the request is to change to “Light Industrial” for the development of a warehouse space. She presented many views of the areas and how the development will fit with the surrounding area.

**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.

**Second:** Commissioner Barros

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

**Opposed:** None

**Motion Carried as Approval.**

**Item # 27** Discussion and Consideration of Cancellation of the January 4, 2022 Zoning meeting.

**Motion:** Commissioner Fuentes made a motion for Approval.

**Second:** Commissioner Barros

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

**Opposed:** None

**Motion Carried as Approval**

**Item # 28** Consideration and Approval of the October 5, 2021 Zoning Commission minutes.

**Motion:** Commissioner Sipes made a motion for Approval.

**Second:** Commissioner Watson

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

**Opposed:** None

**Motion Carried as Approval**

## **Adjournment**

There being no further business, the meeting was adjourned at 3:17 pm



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

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

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