

City of San Antonio



DRAFT

Zoning Commission Minutes

Development and Business

Services Center

1901 South Alamo

November 16, 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

| 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: Fuentes, Kamath, Hui, Romero, Barros, Whyte, Greathouse, Sipes, Bustamante

- Absent: Watson, McDaniel

- SeproTec translators were present.

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

Public Hearing and Consideration of the following Cases:

COMBINED CONSENT AGENDA #1:

Item # 5 **(Continued from 11/02/2021) 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 Lots 11 and 12, Block 119, NCB 8849, located at 1603 and 1607 West Hermosa Drive. Staff recommends Approval. (Catherine Hernandez, DSD Administrator, (210) 207-5085, catherine.hernandez@sanantonio.gov, Development Services Department).

Staff stated 26 notices were mailed to property owners within 200 feet, 6 returned in favor, 2 returned in opposition, and no registered neighborhood association. Petition and letters totaling 45 in support were received.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Fuentes

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

Opposed: None

Motion carried as Approval.

Item # 9 **ZONING CASE Z-2020-10700129 (Council District 3):** A request for a change in zoning from "C-3R MLOD-2 MLR-2 AHOD" General Commercial Restrictive Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and "MF-33" Multi-Family District on Lot 1, Lot 2, Lot 3 east 11.9 feet of south 96 feet of Lot 5, Block 2, NCB 7863, located at 1305 Pleasanton Road. Staff recommends Approval. (Rebecca Rodriguez, Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department).

Staff stated 27 notices were mailed to property owners within 200 feet, 2 returned in favor, 1 returned in opposition, and no registered neighborhood association.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Fuentes

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

Opposed: None

Motion carried as Approval.

Item # 16 **ZONING CASE Z-2021-10700277 (Council District 5):** A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial on Lot 1, NCB 2569, located at 246 East Cevallos Street. Staff recommends Approval. (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department).

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

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Fuentes

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

Opposed: None

Motion carried as Approval.

Item # 18 **ZONING CASE Z-2021-10700281 (Council District 1):** A request for a change in zoning from "R-6 UC-4 AHOD" Residential Single-Family North St. Mary's Street Urban Corridor Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-33 UC-4 AHOD" Multi-Family North St. Mary's Street Urban Corridor Airport Hazard Overlay District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on Lot 6, Block 1, NCB 6200, located at 625 East Woodlawn Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2021-16600101) (Despina Matzakos, Planner, (210) 207-5407, Despina.Matzakos@sanantonio.gov, Development Services Department)

Staff stated 15 notices were mailed to property owners within 200 feet, 2 returned in favor, 0 returned in opposition, and Tobin Hill Community Association provided a letter of non-opposition.

Public Comment:

John Duvall, 625 E. Woodlawn, spoke in favor.

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Fuentes

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

Opposed: None

Motion carried as Approval.

Item # 21 **ZONING CASE Z-2021-10700284 CD (Council District 10):** 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 a Veterinary Hospital on Lot 2, Block 1, NCB 16044, located at 2426 Ceegee Lane. Staff recommends Approval. (Forrest Wilson, Planner, (210) 207-0157, forrest.wilson@sanantonio.gov, Development Services Department).

Staff stated 15 notices were mailed to property owners within 200 feet, 2 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: Fuentes, Kamath, Hui, Romero, Barros, Whyte, Greathouse, Sipes, Bustamante

Opposed: None

Motion carried as Approval.

- Item # 22** **ZONING CASE Z-2021-10700285 CD (Council District 3):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Warehousing on 33.72 acres out of NCB 11166, located at 12100 South US Highway 281. Staff recommends Approval. (Forrest Wilson, Planner, (210) 207-0157, forrest.wilson@sanantonio.gov, Development Services Department).

Staff stated 46 notices were mailed to property owners within 200 feet, 1 returned in favor, 1 returned in opposition, and no response from the Mission Del Lago Homeowner's Association.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Fuentes

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

Opposed: None

Motion carried as Approval.

Item # 23 **ZONING CASE Z-2021-10700287 HL (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 to "C-2 HL MLOD-2 MLR-2 AHOD" Commercial Historic Landmark Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on north 101.25 feet of Lot 1, Block 7, NCB 2340 located at 1502 Buena Vista Street. Staff recommends Approval. (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, 0 returned in opposition, and no response from the Historic Westside Residents Associations.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Fuentes

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

Opposed: None

Motion carried as Approval.

Commissioner Greathouse recused from the Zoning Commission meeting at 1:16 P.M. and returned at 1:18 P.M.

Item # 13 **ZONING CASE Z-2021-10700249 (Council District 6):** A request for a change in zoning from "C-3" General Commercial District, "C-3 MLOD-2 MLR-2" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 District, "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay to "L" Light Industrial District, "L MLOD-2 MLR-2" Light Industrial Lackland Military Lighting Overlay Military Lighting Region 2 District, and "L MLOD-2 MLR-2 AHOD" Light Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay on 44.7 acres out of NCB 34400, generally located in the 1600 Block of West Loop 1604 North. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2021-11600084) (Mirko Maravi, Senior Planner, (210) 207-0107, Mirko.Maravi@sanantonio.gov, Development Services Department).

Staff stated 6 notices were mailed to property owners within 200 feet, 1 returned in favor, 0 returned in opposition, and no neighborhood association.

No Public Comment

Motion: Commissioner Hui made a motion for Approval.

Second: Commissioner Kamath

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

Opposed: None

Recused: Greathouse

Motion carried as Approval.

COMBINED CONSENT AGENDA #2:

- Item # 3** **(Continued from 10/19/2021) 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".

No Public Comment

Motion: Commissioner Greathouse made a motion for a continuance to January 18, 2022.

Second: Commissioner Barros

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

Opposed: None

Motion carried for a continuance to January 18, 2022.

Item #6 **(Continued from 11/02/2021) ZONING CASE Z-2021-10700214 (Council District 3):** A request for a change in zoning from "I-1 H AHOD" General Industrial Mission Historic Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "MF-33 H AHOD" Multi-Family Mission Historic Airport Hazard Overlay District on Lot P-102, NCB 10917, located in the 9400 Block of Southeast Loop 410. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2021-11600071) (Roland Arsate, Planner (210) 207-3074, roland.arsate@sanantonio.gov, Development Services Department).

Staff stated 16 notices were mailed to property owners within 200 feet, 1 returned in favor, 5 returned in opposition, and the Villa Coronado Neighborhood Association is in opposition. Outside the 200 feet radius; 21 notices received in favor, 362 notices received in opposition, and an online petition of 681 signatures in opposition were received.

Public Comment:

Brady Alexander, 1839 E. Pyron, spoke on behalf of Olga Martinez (president of the Villa Coronado Neighborhood Association), in opposition.

Motion: Commissioner Fuentes made a motion for a continuance to December 21, 2021.

Second: Commissioner Barros

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

Opposed: None

Motion carried for a continuance to December 21, 2021.

Item # 11 **ZONING CASE Z-2021-10700218 (Council District 8):** A request for a change in zoning from "R-6 MSAO-1 MLOD-1 MLR-1" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District, "R-20 MSAO-1 MLOD-1 MLR-1" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District, and "MF-25 MSAO-1 MLOD-1 MLR-1" Low-Density Multifamily Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District to "MF-18 MSAO-1 MLOD-1 MLR-1" Limited-Density Multi-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District and "R-6 MSAO-1 MLOD-1 MLR-1" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District on 21.22 acres out of NCB 18333, generally located in the 7000 Block of Heuermann Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2021-11600072) (Mirko Maravi, Senior Planner, (210) 207-0107, Mirko.Maravi@sanantonio.gov, Development Services Department).

Staff stated 37 notices were mailed to property owners within 200 feet, 2 returned in favor, 4 returned in opposition, 5 in opposition outside 200 feet, and no response from the Friends of SA Natural Areas.

Public Comment:

Kirstin Nickell, 25202 Ima Ruth Parkway, spoke in opposition.

Voicemail:

Alan Bourg, 24302 Grace Park, spoke in opposition.

Ann Renthall, 7599 Heuermann Rd., spoke in opposition.

Julie Uhlig, 9 Mayborough Ln., spoke in opposition.

Motion: Commissioner Romero made a motion for a continuance to December 7, 2021.

Second: Commissioner Fuentes

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

Opposed: None

Motion carried for a continuance to December 7, 2021.

INDIVIDUAL ITEMS:**Item # 2**

(Continued from 11/02/2021) ZONING CASE Z-2020-10700230 CD S ERZD (Council District 8): A request for a change in zoning from "C-3 MLOD-1 MLR-2 AHOD ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay Edwards Recharge Zone District to "C-2 CD S MLOD-1 MLR-2 AHOD ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay Edwards Recharge Zone District with a Conditional Use and Specific Use Authorization for Warehousing on 92.50 acres out of NCB 14848, located at 14700 Tradesman Drive. Staff recommends Approval. (Rebecca Rodriguez, Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department).

Rebecca Rodriguez, Zoning Planner, presented the case to the commission.

Staff stated 96 notices were mailed to property owners within 200 feet, 0 returned in favor, 6 returned in opposition, and no response from The Woods of Shavano Community Association.

Mike Escalante, SAWS Representative, recommended Approval for the presented case request.

Patrick Christensen, applicant/representative, requested rezoning for 92.5 acres to develop a large direct delivery warehouse. Request is for C-2 CD S for warehousing.

Public Comment:

Voicemail:

Mary Hibberd, 14315 Shumard Oak Woods St., spoke in opposition.

Maureen McConnell, 14307 Shumard Oak Woods St., spoke in opposition.

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

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

Second: Commissioner Whyte

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

Opposed: None

Motion carried as Approval with SAWS recommendations.

Item # 4 **(Continued from 11/02/2021) 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 BautistaVazquez, Planner, (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department).

Richard Bautista Vasquez, Zoning Planner, presented the case to the commission.

Staff stated 31 notices were mailed to property owners within 200 feet, 1 returned in favor, 0 returned in opposition, and no response from Quintana Community Neighborhood Association.

Eduardo Di Loreto, representative, requested adding 400 sq. ft. to the existing pet services company for a dog park.

No Public Comment

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

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

- Amendment for a 15-foot buffer.
- Amendment for an 8-foot fence.

Second: Commissioner Fuentes

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

Opposed: None

Motion carried as Approval with conditions.

Commissioner Barros exited the Zoning Commission meeting at 2:05 P.M.

Commissioner Barros returned to the Zoning Commission meeting at 2:09 P.M.

Item # 7

(Continued from 11/02/2021) 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.bautista-vazquez@sanantonio.gov, Development Services Department).

Richard Bautista Vasquez, Zoning Planner, presented the case to the commission.

Staff stated 23 notices were mailed to property owners within 200 feet, 2 returned in favor, 5 returned in opposition, and the Beacon Hill Neighborhood Association responded in opposition.

Applicant was not present for questions or comments.

Public Comment:

Mark Spielman, 900 W, Woodlawn Ave, Beacon Hill NA, spoke in opposition.

The Commission asked staff questions concerning the request. The staff 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 Denial.

Second: Commissioner Sipes

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

Opposed: None

Motion carried as Denial.

Item # 10 **ZONING CASE Z-2021-10700216 (Council District 1):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with Uses Permitted for seven (7) dwelling units on Lot 18-20, Block 163, NCB 7118, located at 1431 Thorain Boulevard. Staff recommends Denial. (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department).

Summer McCann, Zoning Planner, presented the case to the commission.

Staff stated 50 notices were mailed to property owners within 200 feet, 0 returned in favor, 3 returned in opposition, and no registered neighborhood association.

Daniel Aguilar, representative, requested three duplexes and one single-family home.

No Public Comment

Motion: Commissioner Greathouse made a motion for Denial.

Second: Commissioner Romero

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

Opposed: None

Motion carried as Denial.

Item # 12 **ZONING CASE Z-2021-10700238 CD (Council District 8):** A request for a change in zoning from "R-6" Residential Single-Family District to "C-2 CD" Commercial District with a Conditional use for a Human Service Campus on 2.9798 acres out of NCB 14697, located at 4891 Gus Eckert Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2021-11600078) (Rebecca Rodriguez, Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department).

Rebecca Rodriguez, Zoning Planner, presented the case to the commission.

Staff stated 26 notices were mailed to property owners within 200 feet, 1 returned in favor, 2 returned in opposition. A petition was submitted with 58 in support, 3 opposed outside the 200-foot boundary, and no response from 165 Association, Inc.

Caroline McDonald, representative, presented a request for a human services campus to operate as a recovery center.

Public Comment:

David Jureczki, 8840 Mount Arcadia, spoke in opposition.

Teri Lopez, 8208 Sterling Green, spoke in favor.

Rosie Lopez, 8208 Sterling Green, spoke in favor.

Jameson BeDoy, 5818 Sherbrooke Oak, spoke in favor.

Tiffany Galvan, 214 Roanoke St., spoke in favor.

Chris Homer, 9931 Hyatt Resort Dr. Apt. 1224, spoke in favor.

Brandon Ruiz, 5818 Sherbrooke Oak, spoke in favor.

Voicemail:

Bernelli Garcia, 5007 Taylor Kenton, spoke in opposition.

Deanee Mejia, 5014 Kenton Rapids, spoke in opposition.

The Commission asked the representative, opposed, and property owner questions concerning the request. The representative, opposed, and property owner responses were heard by the Commission as well as other testimonies offered, followed by a discussion among members before the vote.

Motion: Commissioner Romero made a motion for Approval.

Second: Commissioner Fuentes

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

Opposed: None

Motion carried as Approval.

At 3:14 pm on November 16, 2021, the Zoning Commission of the City of San Antonio went into recess.

Commissioner Barros left the Zoning Commission meeting at 3:14 P.M.

At 3:23 pm on November 16, 2021, the Zoning Commission of the City of San Antonio went back into session.

Commissioner Whyte returned from recess at 3:29 P.M.

Item # 14

ZONING CASE Z-2021-10700275 CD (Council District 6): 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 13, Block 6, NCB 18484, located at 9142 Ridge Path. Staff recommends Denial. (Rebecca Rodriguez, Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department).

Rebecca Rodriguez, Planner, presented the case to the commission.

Staff stated 40 notices were mailed to property owners within 200 feet, 1 returned in favor, 4 returned in opposition, and no response from Great Northwest Community Improvement Association.

Elaine Zavala, property owner, requested a duplex in a single-family residential area.

Public Comment:

George Acosta, 9145 Ridge Path, spoke in opposition.

Anne Acosta, 9145 Ridge Path, spoke in opposition.

Voicemail:

Albert Barrientez, 9150 Ridge Path, spoke in opposition.

Maria Juarez, 9131 Ridge Breeze, spoke in opposition.

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

Motion: Commissioner Hui made a motion for Denial.

Second: Commissioner Whyte

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

Opposed: None

Motion carried as Denial.

- Item # 15** **ZONING CASE Z-2021-10700276 CD (Council District 3):** 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 "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 four (4) residential dwellings on Lot 252A, NCB 7846, located at 130 West Mayfield Boulevard. Staff recommends Denial. (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department.

Summer McCann, Zoning Planner, presented the case to the commission.

Staff stated 23 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and there is no neighborhood association.

Baltazar Serna, representative, formerly amended petition to R-6 CD residential single-family unit with a conditional use for three dwelling units to a lower density.

No Public Comment

The Commission asked staff questions concerning the request. Staff responded to the Commission followed by a discussion among members before the vote.

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

Second: Commissioner Kamath

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

Opposed: None

Motion carried as Approval as amended.

Commissioner Whyte exited the Zoning Commission meeting at 4:00 P.M.

Commissioner Whyte returned to the Zoning Commission meeting at 4:11 P.M.

Item # 17

ZONING CASE Z-2021-10700279 (Council District 1): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for up to 25 units per acre on Lot 22, Block 10, NCB 2021, located at 315 Cincinnati Avenue. Staff recommends Denial. (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department).

Summer McCann, Zoning Planner, presented the case to the commission.

Staff stated 29 notices were mailed to property owners within 200 feet, 0 returned in favor, 2 returned in opposition. Beacon Hill Neighborhood Association retracted their support the day prior to the meeting. Uptown Neighborhood Association is in support, Beacon Hill Neighborhood Association is opposed.

Ricardo Turrubiates, representative, requested IDZ-2 for four single-family townhomes.

Public Comment:

Voicemail:

Cosima Colvin, 817 W. Magnolia, spoke in opposition.

The Commission asked the Applicant and Staff questions concerning the request. The Applicant and Staff 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 Denial.

Second: Commissioner Sipes

In Favor: Fuentes, Kamath, Hui, Romero, Greathouse, Sipes, Bustamante

Opposed: None

Abstained: Whyte

Motion carried as Denial.

Commissioner Sipes exited the Zoning Commission meeting at 4:37 P.M. and returned at 4:38 P.M.

Item # 19

ZONING CASE Z-2021-10700282 CD (Council District 5): A request for a change in zoning from "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 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 54, Block 4, NCB 8327, located at 159 Alsup. Staff recommends Denial. (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@sanantonio.gov, Development Services Department).

Despina Matzakos, Zoning Planner, presented the case to the commission.

Staff stated 36 notices were mailed to property owners within 200 feet, 0 returned in favor, 10 returned in opposition, and 6 opposed outside 200 feet. Memorial Heights Neighborhood Association is in opposition to the request. Westwood Neighborhood Association, outside the designated 200 feet, is also in opposition.

Anthony Lira, applicant, requested a triplex dwelling.

Public Comment:

Richard Garcia, 166 Tesla Drive, spoke in opposition.

Voicemail:

Lorenzo Villarreal, 335 Precious St., spoke in opposition.

Sustaita Garza, 211 Alsup, spoke in opposition.

Female, spoke in opposition. No name or address given.

Rosario Garcia, 166 Tesla Drive, Memorial Heights NA, spoke in opposition.

Teresa Kilmer, 655 Maria Elena, 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 Bustamante made a motion for Denial.

Second: Commissioner Fuentes

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

Opposed: None

Motion carried as Denial.

Item # 20 **ZONING CASE Z-2021-10700283 CD (Council District 1):** A request for a change in zoning from "C-2 H HS AHOD" Commercial Historic Lavaca Historic Significant Airport Hazard Overlay District to "C-2 CD H HS AHOD" Commercial Historic Lavaca Historic Significant Airport Hazard Overlay District with a Conditional Use for a Tattoo Parlor on the south 80.3 feet of Lot 1, Block 13, NCB 716, located at 724 South Alamo Street. Staff recommends Approval. (Forrest Wilson, Planner, (210) 207-0157, forrest.wilson@sanantonio.gov, Development Services Department).

Forrest Wilson, Zoning Planner, presented the case to the commission.

Staff stated 23 notices were mailed to property owners within 200 feet, 0 returned in favor, 1 returned in opposition, and no response from the Lavaca Neighborhood Association.

Nicolas Hendrix, applicant's husband, stated support from the neighborhood association for the request to rezone for a tattoo parlor.

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 Greathouse made a motion for Approval with the following condition:

- Hours of operation from 8 A.M. to 10:00 P.M., seven days a week.

Second: Commissioner Whyte

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

Opposed: None

Motion carried as Approval with condition.

Item # 24 Consideration and Approval of the November 2, 2021 Zoning Commission minutes.

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Fuentes

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

Opposed: None

Motion carried as Approval.

Adjournment

There being no further business, the meeting was adjourned at 4:49 P.M.

APPROVED BY: _____ or _____
John Bustamante, Chair

DATE: _____

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