



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

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**December 21, 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 | Osvaldo Ortiz, 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, Hui, Ortiz, Barros, Whyte, Greathouse, Sipes, Bustamante
- **Absent:** Kamath, McDaniel
- **SeaproTec 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 # 8**      **ZONING CASE Z-2021-10700274 (Council District 9):** A request for a change in zoning from "C-3 GC-3 MLOD-1 MLR-2" General Commercial US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "MF-33 GC-3 MLOD-1 MLR-2" Multi-Family US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District on 12.617 acres out of CB 4864, located at 26750 Bulverde Road. Staff recommends Approval. (Richard Bautista-Vazquez, Planner, (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department).

Staff stated 5 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 Barros

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

**Opposed:** None

**Motion carried as Approval.**

**Item # 9**      **ZONING CASE Z-2021-10700305 S (District 1):** A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-1 S AHOD" Light Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Medical - Clinic (Dentist) on Lot 18, Block A, NCB 6009, located at 1015 Shook Avenue. Staff recommends Approval. (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@sanantonio.gov, Development Services Department).

Staff stated 25 notices were mailed to property owners within 200 feet, 2 returned in favor, 0 returned in opposition, and the Monte Vista Neighborhood Association is in support.

**No Public Comment**

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

**Second:** Commissioner Barros

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

**Opposed:** None

**Motion carried as Approval.**

**Item # 10**     **ZONING CASE Z2021-10700307 (District 2):** A request for a change in zoning from "C-3 MLOD-3 MLR-2 AHOD" General Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-2 CD MLOD-3 MLR-2 AHOD" Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for Manufactured Home/Oversized Vehicle Sales, Service or Storage, including Truck Repair to "I-1 MLOD-3 MLR-2 AHOD" General Industrial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 2, Block 8, NCB 16567, Lot P-18A, CB 5089, Lot P-18A, NCB 17991, located at 8817 Interstate Highway 10 East. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA2021-10700113) (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@sanantonio.gov, Development Services Department).

Staff stated 5 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 Barros

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

**Opposed:** None

**Motion carried as Approval.**

**Item # 11**     **ZONING CASE Z2021-10700308 HL (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 15, the East 1/2 of Lot 14, NCB 611 located at 1115 Wyoming Street. Staff recommends Approval. (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@sanantonio.gov, Development Services Department).

Staff stated 40 notices were mailed to property owners within 200 feet, 1 returned in favor, 0 returned in opposition, and the Denver Heights neighborhood association in favor.

**Public Comment:**

Carlos Ortiz, 1110 Wyoming St., spoke in opposition.

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

**Second:** Commissioner Barros

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

**Opposed:** None

**Motion carried as Approval.**

**Item # 14**     **ZONING CASE Z-2021-10700312 HL (Council District 1):** A request for a change in zoning from "IDZ RIO-2 AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District, "O-2' High-Rise Office District, "C-3" General Commercial District and for Multi-Family not to exceed 110 units per acre, Live-Work Units, Night Club with cover charge 3 or more days per week, Bar and /or Tavern with cover charge 3 or more days per week, Alcohol Beverage Manufacture or Brewery, Hotel taller than 35 feet, Beverage Manufacture Non-Alcohol (including manufacturing and processing), Entertainment Venue (outdoor), Live Entertainment with and without cover charge 3 or more days per week (not including food service establishments), Food Service Establishments with cover charge 3 or more days per week (with or without accessory Live Entertainment) to "IDZ HL RIO-2 AHOD" Infill Development Zone Historic Landmark River Improvement Overlay Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District, "O-2' High-Rise Office District, "C-3" General Commercial District and for Multi-Family not to exceed 110 units per acre, Live-Work Units, Night Club with cover charge 3 or more days per week, Bar and /or Tavern with cover charge 3 or more days per week, Alcohol Beverage Manufacture or Brewery, Hotel taller than 35 feet, Beverage Manufacture Non-Alcohol(including manufacturing and processing), Entertainment Venue (outdoor), Live Entertainment with and without cover charge 3 or more days per week (not including food service establishments), Food Service Establishments with cover charge 3 or more days per week (with or without accessory Live Entertainment) (to add the Historic Landmark Overlay) on Lots 25 - 32, south irregular part of Lots 33 – 39, and Lot 40, NCB 959 (1.3930 acres out of NCB 959), located at 221 Newell Street. Staff recommends Approval. (Summer McCann, Planner, (210) 207-5876, summer.mccann@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 response from the Tobin Hill Community Association.

**No Public Comment**

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

**Second:** Commissioner Barros

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

**Opposed:** None

**Motion carried as Approval.**

- Item # 18** **ZONING CASE Z-2021-10700319 (Council District 7):** 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 "RM-4 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District Lot 58, Block H, NCB 8358, located at 1286 Bandera Road. 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, 2 returned in favor, 0 returned in opposition, and no response from Donaldson Terrace Association or University Park Neighborhood Association.

**No Public Comment**

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

**Second:** Commissioner Barros

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

**Opposed:** None

**Motion carried as Approval.**

**COMBINED CONSENT AGENDA #2:**

**Item # 4** **(Continued from 12/07/2021) ZONING CASE Z-2021-10700293 S (District 2):** A request for a change in zoning from "C-2" Commercial District to "C-2 S" Commercial District with a Specific Use Authorization for a Carwash on Lot P-117 and Lot 3, NCB 14281, located at 9030 Wurzbach Road. Staff recommends Approval. (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@sanantonio.gov, Development Services Department).

Staff stated 48 notices were mailed to property owners within 200 feet, 1 returned in favor, and 11 returned in opposition, 6 returned in opposition outside the 200 feet, and no response from Laurel Hills Neighborhood Association, and Villas of Turtle Creek Townhome Association is opposed.

**Public Comment:**

JD Simpson, 8919 Aransas Bay and 8907 Aransas Bay, spoke in opposition.

**Motion:** Commissioner Sipes made a motion for a Continuance to January 18, 2022.

**Second:** Commissioner Barros

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

**Opposed:** None

**Motion carried for a Continuance to January 18, 2022.**



**Item # 17** **ZONING CASE Z-2021-10700316 (Council District 6):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 1, Lot P-74D, Lot P-127, Lot P-128 and Lot P-114, Block 1, NCB 15008, located at 8830 and 8880 Heath Circle Drive. Staff recommends Approval. (Richard Bautista-Vazquez, Planner, (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department).

Staff stated 58 notices were mailed to property owners within 200 feet, 0 returned in favor, 3 returned in opposition, and the Kingswood Heights Association is opposed.

**No Public Comment**

Ashley Romero, 6703 Falling Quail, spoke in opposition.

Margo Maldonado, 6707 Falling Quail, spoke in opposition.

Roland Romero, 6703 Falling Quail, spoke in opposition.

**Motion:** Commissioner Sipes made a motion for a Continuance to January 18, 2022.

**Second:** Commissioner Barros

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

**Opposed:** None

**Motion carried for a Continuance to January 18, 2022.**

**INDIVIDUAL ITEMS:****Item # 3**

**(Continued from 11/16/2021) 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).

Roland Arsate, Planner, presented the case to the commission.

Staff stated 16 notices were mailed to property owners within 200 feet, 1 returned in favor, 5 returned in opposition, 21 returned in favor outside the 200 feet, 362 opposed outside the 200 feet, an online petition in opposition with 683 signatures was received, and the Villa Coronado neighborhood association is opposed.

Jose Gallegos, applicant, requested to amend the application from MF-33 to MF-25 to downsize the development.

**Public Comment:**

Olga Martinez, 1522 San Rafael, spoke in opposition and requested a continuance.  
Brady Alexander, 1839 E. Pyron, spoke in opposition.

The Commission asked staff, applicant, and neighborhood association questions concerning the request. The staff, applicant, and neighborhood association 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 a Continuance to January 18, 2022.

**Second:** Commissioner Barros

**In Favor:** Watson, Fuentes, Hui, Ortiz, Barros, Greathouse, Sipes

**Opposed:** Whyte, Bustamante

**Motion carried for a Continuance to January 18, 2022.**

**At 1:55 P.M. Chair Bustamante exited the Zoning Commission meeting and returned at 1:59 P.M.**

**Item # 7**

**ZONING CASE Z-2021-10700255 S ERZD (Council District 8):** A request for a change in zoning from "C-3 MLOD-1 MLR-2 ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to "C-2 S MLOD-1 MLR-2 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with Specific Use Authorization for Animal Clinic on Lot 34, Block 1, NCB17661, located at 4522 De Zavala Road. Staff recommends Approval. (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 25 notices were mailed to property owners within 200 feet, 1 returned in favor, 0 returned in opposition, and no response from the Shavano Ridge Homeowners Association or the Woods of Shavano neighborhood association.

Mike Escalante, SAWS, recommended approval with all environmental recommendations within the report.

Kevin Deanda, applicant, requested to rezone from C3 to C2-S for an animal clinic.

**No Public Comment**

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

**Second:** Commissioner Barros

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

**Opposed:** None

Abstained: Bustamante

**Motion carried as Approval.**

**At 2:26 P.M. Commissioner Whyte exited the Zoning Commission meeting and returned at 2:28 P.M.**

**Item # 13**

**ZONING CASE Z-2021-10700311 CD (Council District 8):** A request for a change in zoning from "R-6" Residential Single-Family District to "RE CD" Residential Estate District with a Conditional Use for Assisted Living for sixteen (16) residents on Lot 18, NCB 18293, located at 10307 Belga Drive. 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 14 notices were mailed to property owners within 200 feet, 0 returned in favor, 9 returned in opposition, 19 opposed outside the 200 feet, and Verde Hills Homeowners Association is opposed. A petition with 67 signatures in opposition was received.

Alvin Peters, applicant, requested a continuance.

**Public Comment:**

Terrell Friedrich, 10440 Belga Dr., spoke in opposition.

Rebecca Thurston, 7980 N. Verde Dr., spoke in opposition.

Lanny Moore, 7907 S. Verde Dr., spoke in opposition.

Juanita Salinas, 7970 S. Verde Dr., spoke in opposition.

Leo Stewart, 8023 N. Verde Dr., spoke in opposition.

Robert Crawford, 79855 S. Verde Dr., spoke in opposition.

Imelda Castaneda, 10570 Belga Dr., spoke in opposition.

Sergio Fernandez, 10310 Belga Dr., spoke in opposition.

Tracy Cowden, 10190 Belga Dr., spoke in opposition.

Doug Seaman, 10190 Belga Dr., spoke in opposition.

Carolyn Crawford, 7955 S. Verde Dr., spoke in opposition.

Voicemail:

Eileen Camarillo, 8311 N. Verde Dr., spoke in opposition.

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

**Motion:** Commissioner Ortiz made a motion for Continuance to January 18, 2022.

**Second:** Commissioner Watson

**In Favor:** Watson, Ortiz

**Opposed:** Fuentes, Hui, Barros, Whyte, Greathouse, Sipes, Bustamante

**Motion Failed for a Continuance.**

**Motion:** Commissioner Greathouse made a motion for Reconsideration for a new motion.

**Second:** Commissioner Whyte

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

**Opposed:** None

**Motion carried for Reconsideration for a new motion.**

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

**Second:** Commissioner Greathouse

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

**Opposed:** Ortiz

**Motion Carried as Denial.**

**At 2:44 P.M. the Zoning Commission public hearing went into recess and resumed at 2:53 P.M.**

**At 3:03 P.M. Commissioner Whyte returned to the meeting.**

**Item # 5**

**ZONING CASE Z-2021-10700224 CD (Council District 2):** A request for a change in zoning from "R-5 H AHOD" Residential Single-Family Historic Dignowity Hill Airport Hazard Overlay District to "R-5 CD H AHOD" Residential Single-Family Historic Dignowity Hill Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 9, Block 1, NCB 1300, located at 622 Sherman Street. 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 42 notices were mailed to property owners within 200 feet, 2 returned in favor, 0 returned in opposition, Dignowity Hill Neighborhood Association is opposed, the Denver Heights Neighborhood Association is in support, and the Concerned Citizens of Dignowity Hill is opposed.

Terry Richardson, applicant, requested conditional use for 2 units.

**Public Comment:**

Voicemail:

Lulu Francois, 817 Nolan, requested a postponement.

Tony Gradney, 217 Cactus, spoke in favor.

Valerie Cortez, 508 Lamar, spoke in opposition and requested a postponement.

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 Continuance.

**Second:** Commissioner Ortiz

**In Favor:** Watson, Ortiz, Barros, Greathouse, Sipes

**Opposed:** Fuentes, Hui, Bustamante

**Abstained:** Whyte

**Motion Failed for a Continuance.**

**Motion:** Commissioner Fuentes made a motion for Reconsideration of a new motion.

**Second:** Commissioner Hui

**In Favor:** Fuentes, Hui, Ortiz, Barros, Sipes, Bustamante

**Opposed:** Watson, Greathouse

**Abstained:** Whyte

**Motion carried for Reconsideration for a new motion.**

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

**Second:** Commissioner Barros

**In Favor:** Fuentes, Hui, Ortiz, Barros, Greathouse, Sipes, Bustamante

**Opposed:** Watson

**Abstained:** Whyte

**Motion Carried as Approval.**

- Item # 6**      **ZONING CASE Z-2021-10700253 (Council District 6):** A request for a change in zoning from "C-3" General Commercial District to "MF-33" Multi-Family District on Lot 36, Block 4, NCB 17640, located in the 5400 Block of Rogers Road. 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, 1 returned in favor, 1 returned in opposition, 2 returned in favor outside of the 200 feet, 14 returned opposed outside the 200 feet, and the Mountain View Acres Neighborhood Coalition is opposed.

Ashley Farrimond, applicant, requested a continuance to January 18, 2022.

**Public Comment:**

Rebecca Flores-Perez, 10320 Mount Crosby, spoke in opposition.

Michael Stumpff, 5628 Mount Helen, spoke in opposition.

Gilbert Lopez, 10551 Mount Baker, spoke in opposition.

Jan Wells, 10306 Mount Evans, spoke in opposition.

**Motion:** Commissioner Hui made a motion for Continuance.

**Second:** Commissioner Whyte

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

**Opposed:** None

**Motion carried as a Continuance to January 18, 2022.**



**Item # 12**     **ZONING CASE Z-2021-10700309 S (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 S MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for a Carwash on Lot 51, Block 13, NCB 8252, located at 4627 West Commerce Street. 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 44 notices were mailed to property owners within 200 feet, 1 returned in favor, 0 returned in opposition, and no response from the Prospect Hill and Las Palmas neighborhood associations.

Shahan Bhaidani, representative, requested a rezoning from C2 to a C2 S to build a car wash.

**Public Comment:**

Russell Felan, 2410 W. Commerce, spoke in favor.

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

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

**Second:** Commissioner Fuentes

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

**Opposed:** None

**Motion carried as Approval.**

**Item # 15**     **ZONING CASE Z-2021-10700313 (Council District 2):** A request for a change in zoning from "NP-10 MLOD-3 MLR-1" Neighborhood Preservation Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District and "R-6 MLOD-3 MLR-1" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District to "L MLOD-3 MLR-1" Light Industrial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District on Lot P-8B, CB 5129, located at 5721 US Highway 87 East. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2021-11600108) (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 10 notices were mailed to property owners within 200 feet, 0 returned in favor, 3 returned in opposition, and there is no neighborhood association.

Luis Estrada, representative, requested a rezoning from residential to light industrial use.

**Public Comment:**

Daniel Hilscher, 5725 U.S. Hwy 87 East, spoke in opposition.

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

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

**Second:** Commissioner Whyte

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

**Opposed:** None

**Motion carried as Approval.**

**Item # 16**     **ZONING CASE Z-2021-10700314 (Council District 8):** A request for a change in zoning from "R-6 MLOD-1 MLR-2" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District and "C-2 MLOD-1 MLR-2" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "MXD MLOD-1 MLR-2" Mixed Use Camp Bullis Military Lighting Overlay Military Lighting Region 2 District on Lot 138, Lot P-1E, and Lot P-119A, NCB 14890, generally located in the 1600 Block of UTSA Blvd. Staff recommends Approval. (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 7 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, 20 property owners outside the 200 feet are opposed and there is no neighborhood association.

Ashley Farrimond, representative, requested a MXD with a proposed height of 55 feet.

**Public Comment:**

Voicemail:

Romelia Escamilla, 6407 Sienna Circle, spoke in opposition.

Dr. Lewis Lee, 13938 Amber Crest, spoke in opposition.

Elizabeth Devane, 6531 Amber Oak, spoke in opposition.

Patricia Doucette, 6410 Sienna Circle, spoke in opposition.

Sharath Subramanian, 6419 Amber Oak, spoke in opposition.

Susan Dean, 6527 Amber Oak, spoke in opposition.

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

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

**Second:** Commissioner Fuentes

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

**Opposed:** None

**Motion carried as Approval.**

- Item # 19** Discussion and possible action on proposed 2021 UDC Amendments from the Zoning Commission. Monique Mercado, Principal Planner, (210) 207-5016, monique.mercado@sanantonio.gov, Development Services Department.

Monique Mercado, Principal Planner, presented the case to the commission.

Staff requested approval of a resolution to update 10-2 amendment for section 35-343.01.

**Motion:** Commissioner Bustamante made a motion for Approval to add language to 10-2 amendment for section 35-343.01 (B8C9 and B8D7).

**Second:** Commissioner Greathouse

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

**Opposed:** None

**Motion carried as Approval.**

- Item # 20** Consideration and Approval of the December 7, 2021 Zoning Commission minutes.

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

**Second:** Commissioner Barros

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

**Opposed:** None

**Motion carried as Approval.**

**Adjournment**

There being no further business, the meeting was adjourned at 4:23 P.M.

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

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

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