



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

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**March 1, 2022**

**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, Kamath, Ortiz, Barros, Whyte, McDaniel (virtual), Greathouse, Sipes, Bustamante

**- Absent:** Hui

**- 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 # 8**     **ZONING CASE Z-2022-10700009 (Council District 1):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-2 AHOD" Residential Single-Family Airport Hazard Overlay District on the east 10 feet of Lot 4 and west 28.65 feet of Lot 5, Block 3, NCB 1709, located at 301 East Woodlawn Avenue. Staff recommends Approval. (Corin Hooper, Senior Planner, (210)207-7232, corin.hooper@sanantonio.gov, Development Services Department)

Staff stated 36 notices were mailed to property owners within 200 feet, 2 returned in favor, 1 returned in opposition, and the Tobin Hill Community Association is in favor.

**No Public Comment**

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

**Second:** Commissioner Fuentes

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

**Opposed:** None

**Motion carried as Approval.**

- Item # 11**     **ZONING CASE Z-2022-10700012 S (Council District 9):** A request for a change in zoning from "C-2 MLOD-1 MLR-2 AHOD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 S MLOD-1 MLR-2 AHOD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for a Fitness Center/Health Club, Gymnasium, Natatorium, Sport Court - Outdoor Uses Permitted on 0.324 acres out of NCB 17860, located at 14397 Blanco Road. Staff recommends Approval. (Rebecca Rodriguez, Senior Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)

Staff stated 11 notices were mailed to property owners within 200 feet, 0 returned in favor, 1 returned in opposition, and no responses from the Cadillac Drive Neighborhood Association or Walker Ranch HOA.

**No Public Comment**

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

**Second:** Commissioner Fuentes

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

**Opposed:** None

**Motion carried as Approval.**

**Item # 12**     **ZONING CASE Z-2022-10700013 CD (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 to "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Manufactured Home / Oversize Vehicle Sales, Service Or Storage on Lot 17, Block 1, NCB 13598, located at 4323 Culebra Road. Staff recommends Approval, with Conditions. (Rebecca Rodriguez, Senior Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)

Staff stated 15 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and no response from the Culebra Park Neighborhood Association.

**No Public Comment**

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

- Downward facing lighting, directed away from abutting residential zoning and/or uses.
- A 15-foot Type B Landscape buffer to the rear of the property.
- No temporary signs, wind wavers, pennants, bandit or snipe signs.

**Second:** Commissioner Fuentes

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

**Opposed:** None

**Motion carried as Approval.**

**Item # 14**      **ZONING CASE Z-2022-10700016 (Council District 9):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District on Lot 16 and Lot 17, Block 1, NCB 15852, located at 12134 Valliant Street. Staff recommends Approval. (Mirko Maravi, Planning Coordinator, (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

Staff stated 15 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and there is no registered neighborhood association.

**No Public Comment**

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

**Second:** Commissioner Fuentes

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

**Opposed:** None

**Motion carried as Approval.**

**Item # 16**     **ZONING CASE Z-2022-10700020 (Council District 10):** A request for a change in zoning from "I-1 IH-1 AHOD" General Industrial Northeast Gateway Corridor Airport Hazard Overlay District, "I-1 AHOD" General Industrial Airport Hazard Overlay District, "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MF-33 IH-1 AHOD" Multi-Family Northeast Gateway Corridor Airport Hazard Overlay District, "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on 8.94 acres out of NCB 15911, generally located on the 11000 Block of O'Connor Road. Staff recommends Approval. (Corin Hooper, Senior Planner, (210)207-7232, Corin.Hooper@sanantonio.gov, Development Services Department)

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 Valley Forge Neighborhood Association.

**No Public Comment**

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

**Second:** Commissioner Fuentes

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

**Opposed:** None

**Motion carried as Approval.**

**Item # 19**

**ZONING CASE Z-2022-10700023 CD (Council District 1):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for three (3) dwelling units on Lot 18 and the west 4.5 feet of Lot 19 and "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on the east 45.5 feet of Lot 19, NCB 863, located at 517 East Mistletoe Avenue and 521 East Mistletoe Avenue. Staff recommends Approval. (Roland Arsate, Planner, (210) 207-3074, Roland.Arsate@sanantonio.gov, Development Services Department)

Staff stated 38 notices were mailed to property owners within 200 feet, 0 returned in favor, 1 returned in opposition, and Tobin Hill Community Association is in favor.

**No Public Comment**

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

**Second:** Commissioner Fuentes

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

**Opposed:** None

**Motion carried as Approval.**

**Commissioner Greathouse recused from the Zoning Commission meeting at 1:18 pm and returned the to Zoning Commission meeting at 1:19 pm.**

**Item # 4**

**(Continued from 02/15/2022) ZONING CASE Z-2022-10700007 (Council District 4):** A request for a change in zoning from "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "BP MLOD-2 MLR-1 AHOD" Business Park Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 28.774 acres out of NCB 15248, located at 8671 SW Loop 410. Staff recommends Approval. (Rebecca Rodriguez, Senior 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 People Active in Community Efforts P.A.C.E.

**No Public Comment**

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

**Second:** Commissioner Kamath

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

**Opposed:** None

**Recused:** Greathouse

**Motion carried as Approval.**



**CONSENT AGENDA #2:**

**Item # 7**      **ZONING CASE Z-2022-10700002 S (Council District 8):** A request for a change in zoning from "PUD C-2 AHOD" Planned Unit Development Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Hotel on Lot 34, NCB 11622 located at 4242 Medical Drive. Staff recommends Approval. (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@sanantonio.gov, Development Services Department)

Staff stated 13 notices were mailed to property owners within 200 feet, 2 returned in favor, 0 returned in opposition, and there is no registered neighborhood association.

Applicant requested a continuance to March 15, 2022.

**No Public Comment**

**Motion:** Commissioner Ortiz made a motion for a continuance to March 15, 2022.

**Second:** Commissioner Fuentes

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

**Opposed:** None

**Motion carried as Approval for continuance to March 15, 2022.**

Staff stated the following case has withdrawn:

**Item # 18 Z-2022-10700022—Withdrawn**

**INDIVIDUAL ITEMS:**

**Item # 1**

**(Continued from 02/15/2022) ZONING CASE Z-2021-10700350 CD (Council District 7):** A request for a change in zoning from "RE" Residential Estate District to "RE CD" Residential Estate District with a Conditional Use for an Assisted Living Facility for no more than ten (10) residents on Lot 11D, Block N, NCB 14666, located at 6960 Pembroke Road. Staff recommends Denial. (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)

Staff stated 14 notices were mailed to property owners within 200 feet, 3 returned in favor, 9 returned in opposition, and the Alamo Farmsteads Babcock Road Neighborhood Association is in opposition. Outside the 200 feet radius; 70 notices received in favor, 132 notices received in opposition, and the Fairway Hills HOA, Oakland Estates Neighborhood Association, and Scatter Oaks HOA are in opposition.

Daniel Gheliuc, applicant, stated the request is to expand his business by increasing the number of residents to ten. He stated he has abided by all city regulations and inspections, and will continue to do so.

**Public Comment:**

Phillip Manna, 9525 Rochelle, yielded time to Alma Belfield.

Thomas Fehlhaber, 6915 Pembroke Rd, yielded time to Terry Fehlhaber.

Terry Fehlhaber, 6915 Pembroke Rd, spoke in opposition.

Susan Ewers, 8525 Rochelle Rd, spoke in opposition.

James Ewers, 8525 Rochelle Rd, yielded time to Susan Ewers.

Doug Stringer, 8823 Lost Wood, spoke in favor.

Cheryl Laurie, 6800 Pembroke Rd, spoke in opposition.

Todd Laurie, 6800 Pembroke Rd, spoke in opposition.

William Noble, 6915 Country View Ln, yielded time to Michelle Noble.

Stan Dodd, 6702 Whitby, spoke in opposition.

Janet Deitiker Tracy, 6636 Pembroke Rd, spoke in opposition.

Michelle Noble, 6915 Country View, spoke in opposition.

Steve Clay, 7007 Country View, spoke in opposition.

Chris Collie, 5664 Copper Creek, yielded minutes to Consuelo Hilton.

Brian Collie, 5664 Copper Creek, yielded minutes to Consuelo Hilton.

Tom Wilson, 6815 Pembroke Rd, spoke in opposition.

Steven Cushman, 6682 Pembroke, spoke in opposition.

Consuelo Hilton, 6910 Pembroke Rd, spoke in opposition.

**ZONING CASE Z-2021-10700350 CD continued**

**Public Comment continued:**

Pauline Glickman, 8435 Rochelle, yielded minutes to Randolph Glickman.

Randolph Glickman, 8435 Rochelle, spoke in opposition.

Mercedes Ramos, 6623 Country View, spoke in opposition.

Jeremiah McCrory, left the meeting.

Alma Belfield, 8357 Rochelle, Alamo Farmsteads Babcock Road NA, VP, spoke in opposition.

Joe Martinez, 12850 Maple Park, yielded minutes to Cheryl Laurie.

William Lara, 9539 Abe Lincoln, yielded minutes to Alma Belfield.

**Voicemail:**

Amanda Spenser, 8863 Rochelle, opposed.

Dr. Anita Duarte, 6963 Right Way, opposed.

Jessica Farley, 6822 Country View Lane, opposed.

Kathleen Manna, 9525 Rochelle, opposed.

Kay Scroggins, 9803 Strat haven St, opposed.

Lance Tracy, 6636 Pembroke Rd, opposed.

Martha Wolins, 8357 Rochelle, opposed.

May Basllard, 9811 Strat Haven,

Nancy Burrell, 6403 Brookway, opposed.

Richard Martinez, 6850 Pembroke Rd, opposed.

Sandra Edwards, 6763 Pembroke, opposed.

Sue Snyder, 5655 Lockhill Rd, opposed.

William Scudder, 6720 Pembroke Rd, opposed.

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

**Second:** Commissioner Greathouse

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

**Opposed:** None

**Motion carried as Denial.**

**The Zoning Commission meeting into recess at 2:50 P.M.**

**The Zoning Commission meeting returned from recess at 2:58 P.M.**

**Chairman Bustamante exited the Zoning Commission meeting at 3:46pm.**

**Item # 2**

**(Continued from 02/15/2022) ZONING CASE Z-2022-10700005 (Council District 2):** A request for a change in zoning from "R-6 H AHOD" Residential Single-Family Historic Dignowity Hill Airport Hazard Overlay District to "IDZ-1 H AHOD" Limited Intensity Infill Development Zone Historic Dignowity Hill Airport Hazard Overlay District with uses permitted for one (1) dwelling unit and "C-1" Light Commercial District on Lot 14, Block G, NCB 1659, located at 917 Nolan Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600002) (Rebecca Rodriguez, Senior Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)

Staff stated 28 notices were mailed to property owners within 200 feet, 0 returned in favor, 6 returned in opposition, and no response from Dignowity Hill neighborhood association. 2 in favor outside 200', a petition with 6 signatures was submitted in opposition, and a group Concerned Citizens of Dignowity Hill are opposed.

Shahram Mahmoudi, representative, stated the request is for a neighborhood coffee shop, and the "IDZ" request is due to the parking issues, but is also willing to accept any amendments proposed to the motion.

**Public Comment:**

Jennifer Naeger, 714 N. Pine, opposition

Leo Naeger, 714 N. Pine, yielded minutes to Jennifer Naeger.

**Voicemail:**

Lulu Francois, Concerned Citizens of Government Hill, concerned for disruptions.

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

**Motion failed due to lack of a second.**

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

**Second:** Commissioner Ortiz

Commissioner Greathouse made a friendly amendment to include:

- No outdoor speakers.
- Downward facing lighting.

Commissioner Barros and Commissioner Ortiz accepted the friendly amendment.

**In Favor:** Fuentes, Kamath, Ortiz, Barros, Whyte, McDaniel, Greathouse, Sipes

**Opposed:** Watson

**Motion carried as Approval**

**Item # 3**

**(Continued from 02/15/2022) ZONING CASE Z-2022-10700006 (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 three (3) dwelling units Lot 6, Block 8, NCB 760, located at 517 Marshall Street. Staff recommends Denial, with Alternate Recommendation. (Rebecca Rodriguez, Senior Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)

Staff stated 27 notices were mailed to property owners within 200 feet, 4 returned in favor, and 2 returned in opposition, and the Five Points Neighborhood Association is in favor. Outside the 200 feet radius; 8 notices received in favor, and a petition in opposition with 7 signatures.

Patrick Christensen, representative, stated the request is to be able to plat the vacant lot into 3 separate lots.

**Public Comment:**

Sal Flores, 419 Marshall, spoke in opposition.

Krystal Nerio, 218 Upson, spoke in opposition.

The Commission asked staff and applicant questions concerning the request. The staff and applicant 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 pending the addition on the site plan for the impervious cover.

**Second:** Commissioner Barros

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

**Opposed:** None

**Motion carried as Approval**

**Item # 5**      **ZONING CASE Z-2021-10700318 (Council District 5):** 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 "MF-33 MLOD-2 MLR-1 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 1 –5, Block 33, NCB 8071, (save and except 0.0231 acres), located at 1351 and 1357 South General McMullen. Staff recommends Approval. (Richard Bautista-Vazquez, Planner, (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)

Staff stated 19 notices were mailed to property owners within 200 feet, 0 returned in favor, and 10 returned in opposition, and the Westwood Square Neighborhood Association is in opposition.

Applicant is not present.

**Public Comment:**

Velma Pena, Westwood Square NA, spoke in opposition.

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

**Motion:** Commissioner McDaniel made a motion for a continuance to March 15, 2022.

**Second:** Commissioner Whyte

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

**Opposed:** None

**Motion carried for a continuance to March 15, 2022.**

**Item # 6**      **ZONING CASE Z-2021-10700320 (Council District 10):** A request for a change in zoning from "R-5 AHOD" Residential Estate Airport Hazard Overlay District to "O-1 AHOD" Office Airport Hazard Overlay District on the east 78 feet of Lot 35, NCB 11889, located at 112 East Sunset Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2021-11600111) (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)

Staff stated 86 notices were mailed to property owners within 200 feet, 0 returned in favor, 5 returned in opposition, and Oak Park Northwood Neighborhood Association is in opposition. Outside the 200 feet radius; 28 notices received in opposition, a petition with 52 signatures in opposition, and the Garden Square HOA is in opposition.

Alma Letticia Ascacio, applicant, stated the request is to have professional offices on the property and to maintain the look with the neighborhood.

Septec Translator, translated for the applicant at the podium.

**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 Whyte made a motion for a continuance to March 15, 2022.

**Second:** Commissioner Greathouse

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

**Opposed:** None

**Motion carried as a continuance to March 15, 2022.**

**Commissioner Whyte exited the Zoning Commission meeting at 5:01 pm.**

**Item # 9**

**ZONING CASE Z-2022-10700010 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 "R-6 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 24, Block 48, NCB 15150, located at 106 Old Valley Hi Drive. Staff recommends Denial. (Roland Arsate, Planner, (210) 207-3074, Roland.arsate@sanantonio.gov, Development Services Department)

Staff stated 25 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition, and no response from the People Active in Community Efforts, P.A.C.E.

The applicant was not present.

**No Public Comment**

The Commission asked the representative questions concerning the request. The representative 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 a continuance to March 15, 2022.

**Second:** Commissioner Fuentes

**In Favor:** Watson, Fuentes, Kamath, Ortiz, Barros, McDaniel, Greathouse, Sipes

**Opposed:** None

**Motion carried for a continuance to March 15, 2022.**

**Commissioner Whyte reentered the Zoning Commission meeting at 5:04 pm.**



**Item # 10**    **ZONING CASE Z-2022-10700011 CD (Council District 7):** 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 the east 10 feet of Lot 4, Lot 5, and the west 5.5 feet of Lot 6, Block 14, NCB 9234, located at 2444 Cincinnati Avenue. Staff recommends Denial. (Rebecca Rodriguez, Senior Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)

Staff stated 32 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and no response from the University Park Neighborhood Association.

Mabel T. Vergara, applicant, stated the property was purchased as a duplex with a unit in the back, and would like to have the conditional use for the 3 dwelling units, so each unit would have its own address.

**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 Sipes made a motion for Approval.

**Second:** Commissioner Fuentes

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

**Opposed:** None

**Motion carried for Approval**

**Item # 13**     **ZONING CASE Z-2022-10700015 (Council District 1):** A request for a change in zoning from "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Hardware Sales to "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District on Lots 13-16, Block 33, NCB 8430, located at 714 Vance Jackson. Staff recommends Denial. (Associated Plan Amendment PA-2022-11600005)(Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)

Staff stated 30 notices were mailed to property owners within 200 feet, 2 returned in favor, 1 returned in opposition, and the Los Angeles Heights Neighborhood Association is in opposition. Outside the 200 foot radius; 2 notices received in opposition.

The Applicant was not present.

**No Public Comment**

**Motion:** Commissioner Greathouse made a motion for a continuance to March 15, 2022.

**Second:** Commissioner McDaniel

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

**Opposed:** None

**Motion carried for a continuance to March 15, 2022.**

**Commissioner Barros returned to the Zoning Commission meeting at 3:34 P.M.  
Commissioner Whyte left the meeting at 4:27 P.M.**

**Item # 15** **ZONING CASE Z-2022-10700017 (Council District 2):** A request for a change in zoning from "C-2 MLOD-3 MLR-2 AHOD" Commercial Martindale Army Air Field Military Lighting Overlay Military t Lighting Region 2 Airport Hazard Overlay District, "MF-33 MLOD-3 MLR-2 AHOD" Multi-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, "R-6 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "BP MLOD-3 MLR-2 AHOD" Business Park Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "BP MLOD-3 MLR-2 AHOD" Business Park Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 48.9062 acres out of NCB 15894, generally located in the 5400 block of Eisenhower Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600007) (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)

Staff stated 54 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition. No responses from the Camelot 1 Neighborhood Association, Bryce Place Neighborhood Association, and NE Crossing HOA. Outside the 200 feet radius; 5 notices received in opposition.

James Griffin, Killen, Griffin, Farrimond, representative, stated the request is for the whole property to be zoned “Business Park” for an office warehouse project.

**Public Comment:**

Gordon Grabill, Camelot NA, spoke in favor.

**Voicemail:**

Julieanna Cline, 7502 Castelgreen, opposed.

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 Watson made a motion for Approval.

**Second:** Commissioner Barros

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

**Opposed:** None

**Motion carried for Approval**

**The Zoning Commission meeting into recess at 5:37 P.M.**

**The Zoning Commission meeting returned from recess at 5:46 P.M.**

**Commissioner Whyte exited the Zoning Commission meeting at 5:37 pm.**

**Item # 17**

**ZONING CASE Z-2022-10700021 (Council District 7):** A request for a change in zoning from "R-4" Residential Single-Family District to "MXD" Mixed Use District with a maximum density of 50 units per acre on 3.897 acres out of NCB 34479, located at 10225 Braun Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600009) (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@sanantonio.gov, Development Services Department)

Staff stated 4 notices were mailed to property owners within 200 feet, 2 returned in favor, 0 returned in opposition, no response from the Enclave at Laurel Canyon Community Association. Outside the 200 foot radius; 15 notices received in opposition, 1 notice received in favor, and 2 notices received in favor from outside the city limits,

Emilie Wiesler, Killen, Griffin, Farrimond, representative, stated the request is for a mixed use zoning project for commercial uses and 164 multi-family units.

**Public Comment:**

**Voicemails:**

Angel Palacio, 10611 Aster Canyon, opposed.

Bill & Maybeth Noel, 10846 Merritt Fields, opposed.

Erik Davila, 10611 Aster Canyon, opposed.

James Wendell, 10819 Merritt Fields, opposed.

Mollie Wendell, 10823 Merritt Fields, opposed.

Sarah Young, 10526 Cosmos Canyon, opposed.

Veronica Garcia-Ciccone, 10319 Lupine Canyon, opposed.

Yvonne Hawkins, 10826 Merritt Fields, opposed.

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

**Second:** Commissioner Barros

**In Favor:** Watson, Fuentes, Kamath, Ortiz, Barros, McDaniel, Greathouse, Sipes

**Opposed:** None

**Motion carried as Approval.**

**Item # 20**      Consideration and Approval of the February 15, 2022 Zoning Commission minutes.

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

**Second:** Commissioner Barros

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

**Opposed:** None

**Abstained:** Fuentes

**Motion carried as Approval.**

**Director's Report:** Update on the 2022 Code Amendments.

## **Adjournment**

There being no further business, the meeting was adjourned at 6:15 P.M.

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

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

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