

City of San Antonio



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

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**October 1, 2019**

**1:00PM**

**1901 S. Alamo**

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**Zoning Commission Members**

**A majority of appointive Members shall constitute a quorum.**

Joy McGhee, Chair, District 3  
John Bustamante, Pro-Tem, District 5

Kin Hui - District 6 | Summer Greathouse, District 1 | Dr. Francine Romero, District 8 |  
Robert Sipes, District 7 | Marc Whyte, District 10 | Patricia Gibbons, District 9 |  
Suren Kamath, District 4 | Gayle McDaniel, Mayor | Xavier Toson, District 2

**1:00 P.M. - Call to Order, Board Room**

- **Roll Call**
- **Present: Romero, Bustamante, Greathouse, Gibbons, Whyte, Kamath, Hui, Toson, Sipes, McDaniel,**
- **Absent: McGhee**

- Nancy Parias and Maria E. Murray, 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*

**Pledge of Allegiance**

**COMBINED HEARING**



**Consent Agenda # I****The Following Citizens Appeared to Speak:**

Cullen Jones, 1123 Nolan, spoke in favor of item #21  
Grace Rosalez, 1623 W. Huisache, spoke in favor of item #30  
Jeanne Dean, 5169 Randolph, spoke in favor of item #22

**Item # 5** **(Continued from 09/17/19) ZONING CASE Z-2019-10700183 (Council District 1): October 1, 2019** A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for 120 residential units and uses permitted in "C-2" Commercial District on Lot 17, Block 25, NCB 366, located at 311 West Laurel Street. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, michael.pepe@sanantonio.gov, Development Services Department)

Staff stated 15 notices were mailed to property owners within 200 feet, 1 returned in favor, and 0 returned in opposition and no registered neighborhood association.

**No Citizens appeared to speak.**

**Motion:** Commissioner Bustamante asked for a motion for item # **Z-2019-10700183** as presented.

**Motion:** Commissioner Romero made a motion for approval

**Second:** Commissioner Gibbons

**In Favor:** Romero, Gibbons, Greathouse, Whyte, Kamath, Hui, Sipes, McDaniel, Toson, Bustamante

**Opposed:** None

**Motion Carried**

**Item # 13** **ZONING CASE Z-2019-10700197 (Council District 6): October 1, 2019:** A request for a change in zoning from "C-3NA GC-2 MLOD-2 MLR-1 MAOZ-2 AHOD" General Commercial Nonalcoholic Sales Texas 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Military Airport Overlay Zone 2 Airport Hazard Overlay District, "C-3NA MLOD-2 MLR-1 MAOZ-2 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Military Airport Overlay Zone 2 Airport Hazard Overlay District, "R-6 GC-2 MLOD-2 MLR-1 AHOD" Residential Single-Family Texas 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "NP-10 GC-2 MLOD-2 MLR-1 AHOD" Neighborhood Preservation Texas 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport





Hazard Overlay District and "NP-10 MLOD-2 MLR-1 AHOD" Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "I-1 GC-2 MLOD-2 MLR-1 AHOD" General Industrial Texas 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "I-1 GC-2 MLOD-2 MLR-1 MAOZ-2 AHOD" General Industrial Texas 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Military Airport Overlay Zone 2 Airport Hazard Overlay District, "I-1 MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, and "I-1 MLOD-2 MLR-1 MAOZ-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Military Airport Overlay Zone 2 Airport Hazard Overlay District on 256.77 acres out of NCB 13941, generally located west of the intersection of Callaghan Road and Highway 151. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, [Mirko.maravi@sanantonio.gov](mailto:Mirko.maravi@sanantonio.gov); Development Services Department)

Staff stated 15 notices were mailed to property owners within 200 feet, 1 returned in favor, and 0 returned in opposition and no registered neighborhood association.

**No Citizens appeared to speak.**

**Motion:** Commissioner Bustamante asked for a motion for item # **Z-2019-10700197** as presented.

**Motion:** Commissioner Romero made a motion for approval

**Second:** Commissioner Gibbons

**In Favor:** Romero, Gibbons, Greathouse, Whyte, Kamath, Hui, Sipes, McDaniel, Toson, Bustamante

**Opposed:** None

**Motion Carried**

#### Item # 14

**ZONING CASE Z-2019-10700198 (Council District 1): October 1, 2019:** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 0.40 acres out of NCB 12489, located at 2810 Blanco Road and 2814 Blanco Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600056) (Mirko Maravi, Planner (210) 207-0107, [mirko.maravi@sanantonio.gov](mailto:mirko.maravi@sanantonio.gov); Development Services Department)

Staff stated 19 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no response from the Edison and Central Los Angeles Neighborhood Association.

**No Citizens appeared to speak.**

**Motion:** Commissioner Bustamante asked for a motion for item # **Z-2019-10700198** as presented.

**Motion:** Commissioner Romero made a motion for approval

**Second:** Commissioner Gibbons



**In Favor:** Romero, Gibbons, Greathouse, Whyte, Kamath, Hui, Sipes, McDaniel, Toson, Bustamante

**Opposed:** None

**Motion Carried**

**Item # 15**

**ZONING CASE Z-2019-10700199 (Council District 2): October 1, 2019:** A request for a change in zoning from "I-2 EP-1 MLOD-3 MLR-2" Heavy Industrial Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "IDZ-2 EP-1 MLOD-3 MLR-2" Medium Intensity Infill Development Zone Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District with uses permitted in "C-2" Commercial District and "R-6" Residential Single-Family District on Lots 9 and 10, Block 4, NCB 1196, located at 2539 Dignowity Avenue. Staff recommends Approval. Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

Staff stated 22 notices were mailed to property owners within 200 feet, 1 returned in favor and 0 returned in opposition, there is no response from the Government Hill Alliance.

**No Citizens appeared to speak.**

**Motion:** Commissioner Bustamante asked for a motion for item # **Z-2019-10700199** as presented.

**Motion:** Commissioner Romero made a motion for approval

**Second:** Commissioner Gibbons

**In Favor:** Romero, Gibbons, Greathouse, Whyte, Kamath, Hui, Sipes, McDaniel, Toson, Bustamante

**Opposed:** None

**Motion Carried**

**Item # 16**

**ZONING CASE Z-2019-10700201 (Council District 1): October 1, 2019:** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 42, NCB 10115, located at 5921 San Pedro Avenue. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@SanAntonio.gov, Development Services Department)

Staff stated 12 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no response from the Shearer Hill-Ridgeview Neighborhood Association.

**No Citizens appeared to speak.**

**Motion:** Commissioner Bustamante asked for a motion for item # **Z-2019-10700201** as presented.

**Motion:** Commissioner Romero made a motion for approval

**Second:** Commissioner Gibbons





**In Favor:** Romero, Gibbons, Greathouse, Whyte, Kamath, Hui, Sipes, McDaniel, Toson, Bustamante

**Opposed:** None

**Motion Carried**

**Item # 19**

**ZONING CASE Z-2019-10700205 CD (Council District 2): October 1, 2019:** A request for a change in zoning from "C-2 MLOD-3 MLR-1" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "C-2 CD MLOD-3 MLR-1" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District with a Conditional Use for Motor Vehicle Sales on Lot 12, NCB 12887, located at 1914 Semlinger Road. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, Patricia.franco@sanantonio.gov, Development Services Department)

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

**No Citizens appeared to speak.**

**Motion:** Commissioner Bustamante asked for a motion for item # **Z-2019-10700205 CD** as presented.

**Motion:** Commissioner Romero made a motion for approval

**Second:** Commissioner Gibbons

**In Favor:** Romero, Gibbons, Greathouse, Whyte, Kamath, Hui, Sipes, McDaniel, Toson, Bustamante

**Opposed:** None

**Motion Carried**

**Item # 21**

**ZONING CASE Z-2019-10700210 (Council District 2) October 1, 2019:** A request for a change in zoning from "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted in "NC" Neighborhood Commercial and "RM-6" Residential Mixed District to "IDZ-2 H AHOD" Medium Intensity Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "RM-6" Residential Mixed District and for a Tattoo Parlor and Bar/Tavern on Lot 1 and Lot 2, Block J, NCB 1666, located at 910 Nolan Street. Staff recommends Approval. (Dominic Silva, Senior Planner, (210) 207-0120, dominic.silva@sanantonio.gov, Development Services Department)

Staff stated 36 notices were mailed to property owners within 200 feet, 2 returned in favor, and 1 returned in opposition and no response from the Dignowity Hill Neighborhood Association.

**No Citizens appeared to speak.**

**Motion:** Chair McGhee asked for a motion for item # **Z-2019-10700210** as presented.

**Motion:** Commissioner Romero made a motion for approval





**Second:** Commissioner Gibbons

**In Favor:** Romero, Gibbons, Greathouse, Whyte, Kamath, Hui, Sipes, McDaniel, Toson, Bustamante

**Opposed:** None

**Motion Carried**

**Item # 22**

**ZONING CASE Z-2019-10700213 (Council District 2): October 1, 2019** A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 9.40 acres out of NCB 13802, located at 5200, 5202, 5210, 5218, 5222, 5226, 5250 Randolph Boulevard. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

Staff stated 15 notices were mailed to property owners within 200 feet, 1 returned in favor, and 0 returned in opposition and no registered neighborhood association.

**No Citizens appeared to speak.**

**Motion:** Chair McGhee asked for a motion for item # **Z-2019-10700213** as presented.

**Motion:** Commissioner Romero made a motion for approval

**Second:** Commissioner Gibbons

**In Favor:** Romero, Gibbons, Greathouse, Whyte, Kamath, Hui, Sipes, McDaniel, Toson, Bustamante

**Opposed:** None

**Motion Carried**

**Item # 26**

**ZONING CASE Z-2019-10700219 S (Council District 4): October 1, 2019** A request for a change in zoning from "MI-1 AHOD" Mixed Light Industrial Airport Hazard Overlay District to "MI-2 S AHOD" Mixed Heavy Industrial Airport Hazard Overlay District with a Specific Use Authorization for Petroleum - Manufacturing or Processing on 7.39 acres out of CB 4005A, located at 2375 Walsh Road and 12825 Applewhite Road. Staff recommends Approval, pending Plan Amendment. (Plan Amendment Case PA-2019-11600064) (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Staff stated 19 notices were mailed to property owners within 200 feet, 0 returned in favor, and 1 returned in opposition and no neighborhood association.

**No Citizens appeared to speak.**

**Motion:** Chair McGhee asked for a motion for item # **Z-2019-10700219 S** as presented.

**Motion:** Commissioner Romero made a motion for approval



**Second:** Commissioner Gibbons

**In Favor:** Romero, Gibbons, Greathouse, Whyte, Kamath, Hui, Sipes, McDaniel, Toson, Bustamante

**Opposed:** None

**Motion Carried**

**Item #30**

**ZONING CASE Z-2019-10700245 HL (Council District 1): October 1, 2019:** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 HL AHOD" Residential Single-Family Historic Landmark Airport Hazard Overlay District on Lot 15 and Lot 16, Block 15, NCB 1957, located at 1622 West Huisache Avenue. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, michael.Pepe@SanAntonio.gov, Development Services Department)

Staff stated 30 notices were mailed to property owners within 200 feet, 1 returned in favor, and 1 returned in opposition and the Jefferson Neighborhood Association is in support.

**No Citizens appeared to speak.**

**Motion:** Chair McGhee asked for a motion for item # **Z-2019-10700245 HL** as presented.

**Motion:** Commissioner Romero made a motion for approval

**Second:** Commissioner Gibbons

**In Favor:** Romero, Gibbons, Greathouse, Whyte, Kamath, Hui, Sipes, McDaniel, Toson, Bustamante

**Opposed:** None

**Motion Carried**

**Individual Consideration Items II:**

**Item # 7**

**(Continued from 09/17/19) ZONING CASE Z-2019-10700189 (Council District 7): October 1, 2019** A request for a change in zoning from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 2, Block 2, NCB 17120, located at 5063 Northwest Loop 410. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600066) (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Staff stated 10 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 in opposition and no registered neighborhood association.

**No Citizens appeared to speak.**

**Motion:** Commissioner Bustamante asked for a motion for item # **Z-2019-10700189** as presented.

**Motion:** Commissioner Sipes made a motion for a **continuance to October 15<sup>th</sup> 2019**



**Second:** Commissioner McDaniel

**In Favor:** Sipes, McDaniel, Romero, Gibbons, Greathouse, Whyte, Kamath, Hui, Toson, Bustamante

**Opposed:** None

**Motion Carried**

**Item # 18**     **ZONING CASE Z-2019-10700203 (Council District 7): October 1, 2019** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District, "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District and "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "MF-40 AHOD" Multi-Family Airport Hazard Overlay District on Lot 1 and Lot 2, Block 2, NCB 13301 and Lot 1 and Lot 2, Block 3, NCB 13302, generally located northeast of the intersection of West Loop 410 and Pin Oak Drive. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, michael.Pepe@san.antonio.gov, Development Services Department)

Staff stated 12 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 in opposition, no registered neighborhood association.

**No Citizens appeared to speak.**

**Motion:** Commissioner Bustamante asked for a motion for item # **Z-2019-10700203** as presented.

**Motion:** Commissioner Sipes made a motion for a **continuance to November 5<sup>th</sup> 2019**

**Second:** Commissioner Romero

**In Favor:** Sipes, Romero, McDaniel, Romero, Gibbons, Greathouse, Whyte, Kamath, Hui, Toson, Bustamante

**Opposed:** None

**Motion Carried**

**Item # 28**     **ZONING CASE Z-2019-10700221 (Council District 7): October 1, 2019** 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 Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on the Southwest 51 feet of Northeast 221.6 Feet of Lot 33, and the Southwest 94 Feet of Northeast 315.6 Feet of Lot 33, Block B, NCB 11514, located at 4119 Willard Drive. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@SanAntonio.gov, Development Services Department)

Staff stated 12 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 in opposition and no response from the Woodlawn Hills and University Park Neighborhood association.

**No Citizens appeared to speak.**

**Motion:** Commissioner Bustamante asked for a motion for item # **Z-2019-10700221** as presented.





**Motion:** Commissioner Sipes made a motion for a **continuance to November 5<sup>th</sup> 2019**

**Second:** Commissioner Greathouse

**In Favor:** Sipes, Greathouse, McDaniel, Romero, Gibbons, Whyte, Kamath, Hui, Toson, Bustamante

**Opposed:** None

**Motion Carried**

**Item # 29**      **ZONING CASE Z-2019-10700222 S (Council District 2): October 1, 2019** A request for a change in zoning from "C-2 MLOD-3 MLR-1 AHOD" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 S MLOD-3 MLR-1 AHOD" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Specific Use Authorization for a Car Wash on 3.64 acres out of NCB 16612, generally located southwest of the intersection of Summer Fest Drive and North Foster Road. Staff recommends Approval. (Dominic Silva, Senior Planner, (210) 207-0120, dominic.silva@sanantonio.gov, Development Services Department)

Staff stated 12 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 in opposition and no response From Sunrise Neighborhood association.

**No Citizens appeared to speak.**

**Motion:** Commissioner Bustamante asked for a motion for item # **Z-2019-10700222** as presented.

**Motion:** Commissioner Toson made a motion for a **continuance to November 5<sup>th</sup> 2019**

**Second:** Commissioner McDaniel .

**In Favor:** Toson, McDaniel, Sipes, Greathouse, Romero, Gibbons, Whyte, Kamath, Hui, Bustamante

**Opposed:** None

**Motion Carried**

**Item # 1**      **Election of Pro-Tem**

**Staff called for nominations of Pro –Tem**

Commissioner Romero nominated Commissioner Sipes for Pro - Tem  
Commissioner Whyte nominated Commissioner Gibbons for Pro-Tem

Commissioner Bustamante asked for a roll call vote for Commissioner as Sipes Pro-Tem



**In Favor:** Toson, McDaniel, Sipes, Greathouse, Romero, Bustamante

**Opposed:** Kamath, Whyte, Gibbons, Hui

**Motion Carried**

**Commissioner Gibbons withdrew her name from Pro-Tem consideration.**

**Commissioner Sipes has been elected Pro-Tem**

**Item # 4** (Continued from 09/17/19) **ZONING CASE Z-2019-10700146 (Council District 10): October 1, 2019** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on Lot 14, Block 4, NCB 12574, located at 9010 Tesoro Drive. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@SanAntonio.gov, Development Services Department)

Staff stated 8 notices were mailed to property owners within 200 feet, 0 returned in favor, and 4 returned in opposition and no registered neighborhood associations.

Kevin Estajlou, 9010 Tesoro, stated this is his third time to Zoning Commission. Since then he has met with neighbors and no agreement has been reached.

**The Following Citizens signed in to speak.**

James McKnight, 112 E. Pecan, yielded time to Ken Brown  
Ken Brown, 112 E. Pecan, spoke in opposition  
Mark Gross, 9018 Tesoro, spoke in opposition  
Deborah McCleary, 8934-38 Broadway, 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 asked for a motion for item # **Z-2019-10700146** as presented.

**Motion:** Commissioner Gibbons made a motion for **Approval**

**Second:** Commissioner Kamath

**Motion:** Commissioner Whyte made a **friendly amendment** to continue to October 15, 2019.

**Second: None**

**Motion dies to a lack of a second.**

**Commissioner Bustamante called for a roll call vote on item #4 for Approval**



**In Favor:** Greathouse, Gibbons, Kamath, Hui, Toson

**Opposed:** Sipes, Whyte, Romero, McDaniel, Bustamante .

**Motion Failed**

**Item # 6** (Continued from 09/17/19) **ZONING CASE Z-2019-10700184 (Council District 5): October 1, 2019** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-3 AHOD" Single-Family Residential Airport Hazard Overlay District on Lot 7, Lot 8, and the west 31.25 feet of Lot 9, Block 4, NCB 2575, located at 332 East Fest Street. Staff recommends Denial. (Patricia Franco, Planner (210) 207-5876, (patricia.franco@sanantonio.gov, Development Services Department).

Staff stated 38 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 in returned in opposition and the Lone Star Neighborhood Association is in support.

Patrick Christensen, 332 E. Fest Street, gave a short presentation and explained how is request is appropriate for the area. He also stated he has met with the Lavaca Neighborhood Association and included their input in his plan and would request a change to **R-4**, Mr. Christensen was available for questions.

**The Following Citizens appeared to speak.**

Rob Shaw, 418 E. Fest, spoke in opposition  
Mike Craft, 326 E. Fest, spoke in opposition  
Stephanie Shearer, 418 E. Fest, spoke in opposition  
Micha Harper, 326 Clay, spoke in opposition  
David Robertson, 326 Clay, 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 for a motion for approval of case **#Z-2019-10700184** as amended

**Second:** Commissioner McDaniel

**In Favor:** Bustamante, McDaniel, Sipes, Toson, Whyte, Romero, Kamath, Greathouse, Gibbons, Hui

**Opposed:** None

**Motion Carried**





## Item # 8

**ZONING CASE Z-2019-10700145 CD (Council District 5): October 1, 2019** A request for a change in zoning from "I-2 MLOD-2 MLR-2 AHOD" Heavy Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-1 CD MLOD-2 MLR-2 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales (Full Service) on Lot 11, Lot 12, Lot 23 and Lot 24, Block 6, NCB 3163, located at 2234 South Laredo Street, 2235 South Laredo Street, and 2238 South Laredo Street. Staff recommends Denial. (Associated Plan Amendment PA-2019-11600039) (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

Staff stated 37 notices were mailed to property owners within 200 feet, 7 returned in favor, and 0 in returned in opposition, 9 responded in favor outside the 200' radius and the Collins Garden Neighborhood Association is in favor and the Historic Westside Neighborhood Association is opposed.

Daisy Ramirez, 2234, 35 and 38 South Laredo Street, stated they have upgraded the property, added fencing, spoke to the neighbors before making any changes as well as the Neighbor Association. **Applicant stated her hours of operations on Monday through Friday 8am to 6pm Saturday 8am to 3pm and closed on Sunday, no additional signage, banners, waivers or pennants on property. No amplified sound or speakers.**

**No Citizens appeared to speak.**

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 motion for approval with conditions for # **Z-019-10700145 CD** as Amended.

**Second:** Commissioner Whyte

**In Favor:** Whyte, Bustamante, Romero, Toson, Kamath, Greathouse, Gibbons, Hui, McDaniel, Sipes

**Opposed:** None

**Motion Granted**

## Item # 9

**ZONING CASE Z-2019-10700161 (Council District 3): October 1, 2019** A request for a change in zoning from "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Manufactured Home Park to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on Lot 9, Lot 10, Lot 11 and the East 25 feet of Lot 8, Block 8, NCB 7610, located at 138 Hermitage Court. Staff recommends Denial, with Alternate Recommendation. (Associated Plan Amendment PA2019-11600042) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@SanAntonio.gov, Development Services Department)

Staff stated 39 notices were mailed to property owners within 200 feet, 0 returned in favor, and 1 in returned in opposition and the Hot Wells Mission Reach Neighborhood Association is in opposition.

The Applicant requested a continuance until October 15, 2019

**The Following Citizens appeared to speak.**



Brady Alexander, Hot Wells Mission Reach Neighborhood Association is opposed.

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** asked for a motion for item # **Z-2019-10700161** as presented.

**Motion:** Commissioner McDaniel made a motion for a continuance to October 15, 2019

**Second:** Commissioner Romero

**In Favor:** McDaniel, Romero, Greathouse, Bustamante, Whyte, Kamath, Gibbons, Hui, Sipes, Toson

**Opposed:** None

**Motion Granted**

#### Item # 10

**ZONING CASE Z-2019-10700187 (Council District 1): October 1, 2019** A request for a change in zoning from "C-3NA HS RIO-4 NCD-1 AHOD" General Commercial Nonalcoholic Sales Historic Significant River Improvement Overlay South Presa Street/South Saint Mary's Streets Neighborhood Conservation Airport Hazard Overlay District, "RM-4 NCD-1 AHOD" Residential Mixed South Presa Street/South Saint Mary's Streets Neighborhood Conservation Airport Hazard Overlay District and "IDZ RIO-4 NCD-1 AHOD" Infill Development Zone River Improvement Overlay South Presa Street/South Saint Mary's Streets Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "C-2 NA" Commercial Nonalcoholic Sales District and "MF-25" Multi Family District to "IDZ-3 HL RIO-4 NCD-1 AHOD" High Intensity Infill Development Zone Historic Landmark River Improvement Overlay South Presa Street/South Saint Mary's Streets Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, uses permitted for multi-family with up to 41 dwelling units, a Bar and/or Tavern without cover charge 3 or more days per week, and Hotel and "IDZ-3 NCD-1 AHOD" High Intensity Infill Development Zone South Presa Street/South Saint Mary's Streets Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, uses permitted for multi-family with up to 41 dwelling units, a Bar and/or Tavern without cover charge 3 or more days per week, and Hotel on Lot 9, the west 42.8 feet of the south 22 feet of Lot 10, the north 125 feet of Lot 10 and the east 46.2 feet of the south 22 feet of Lot 10, NCB 2979, located at 141 Jacobs, 143 Jacobs, 1714 South Saint Mary's Street and 1722 South Saint Mary's Street. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department).

Staff stated 38 notices were mailed to property owners within 200 feet, 0 returned in favor, and 4 in returned in opposition and the Lavaca Neighborhood Association is in support.

Patrick Christensen, gave a presentation of his project and spoke of the uses for the existing structures and proposed building and the parking associated with it and amended his request.

**The Following Citizens appeared to speak.**

P. Navarro, 135 Jacobs, spoke in opposition

Katherine Doucette, 120 Jacobs, spoke in opposition





Mark Doucette, 120 Jacobs, spoke in opposition  
Ashley Dixon, 122 Lotus Ave, spoke regarding project

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** asked for a motion for item # **Z-2019-10700187** as presented.

**Motion:** Commissioner Greathouse made a motion for approval as amended

**Second:** Commissioner Whyte

**In Favor:** Greathouse, Whyte, Sipes, McDaniel, Kamath, Bustamante, Gibbons, Hui, Toson

**Opposed:** Romero

**Motion Carried**

#### Item # 11

**ZONING CASE Z-2019-10700190 (Council District 1) October 1, 2019** A request for a change in zoning from "C-3NA RIO-7D AHOD" General Commercial Nonalcoholic Sales River Improvement Overlay Airport Hazard Overlay District to "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District on 0.019 acres out of NCB 310, located at 915 South Laredo Street. Staff recommends Denial. (Lorianne Thennes, Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

Staff stated 10 notices were mailed to property owners within 200 feet, 1 returned in favor, and 0 in returned in opposition and the Lakeside Neighborhood Association did not respond.

Mitsuko Ramos, GRGTX Lobbying LLC and gave a detailed presentation of the project and provided the Commission with information as to why the project should be Approved.

**No Citizens appeared to speak.**

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.

**The Commission recessed at 3:09pm and reconvened at 3:19pm. Commissioner Gibbons did not return to the meeting.**

**Motion:** Commissioner Bustamante asked for a motion for item # **Z-2019-10700190** as presented.

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

**Second:** Commissioner Hui

**In Favor:** Greathouse, Hui, Bustamante, Kamath, Romero, Whyte, Sipes, McDaniel, Toson





**Opposed:** None

**Motion Carried for Denial**

**Item # 12**     **ZONING CASE Z-2019-10700196 (Council District 2): October 1, 2019** A request for a change in zoning from "R-5 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District to "IDZ-1 H AHOD" Light Intensity Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted for two (2) residential units on 0.1270 acres out of NCB 530, located at 910 North Hackberry Street. Staff recommends Approval. (Dominic Silva, Senior Planner, (210) 207-0120, dominic.silva@sanantonio.gov, Development Services Department)

Staff stated 26 notices were mailed to property owners within 200 feet, 1 returned in favor, and 1 in returned in opposition and the Dignowity Hill Neighborhood Association is in favor.

Buck Bensen, spoke of the project and stated they have met with the neighborhood association and asked for approval.

**The Following Citizens appeared to speak.**

Valerie Cortez, 508 Lamar, spoke in opposition  
Cullen Jones, 1123 Nolan, 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 Bustamante asked for a motion for item # **Z-2019-10700196** as presented.

**Motion:** Commissioner Toson made a motion for Approval

**Second:** Commissioner Romero

**In Favor:** Toson, Romero, Greathouse, Bustamante, Kamath, Hui, Sipes, McDaniel, Whyte

**Opposed:** None

**Motion Carried**

**Item # 17**     **ZONING CASE Z-2019-10700202 (Council District 3): October 1, 2019** A request for a change in zoning from "RP" Resource Protection District to "L" Light Industrial District on 23.140 acres, "I-1" General Industrial District on 7.292 acres, and "RP S" Resource Protection District with Specific Use Authorization for a Manufactured Home on 0.296 acres out of CB 5709, located at 19635 Trumbo Road. Staff recommends Approval, pending Plan Amendment. (Plan Amendment Case PA-2019-11600068) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@SanAntonio.gov, Development Services Department)

Staff stated 8 notices were mailed to property owners within 200 feet, 0 returned in favor, 4 in opposition and no registered neighborhood association and 20 letters of opposition from outside the 200' radius.



David Dye, gave a presentation on the property and explained the applicants future plans for the project. Amy Briggs, Applicant also spoke of her plans and Vision for the property

**The Following Citizens appeared to speak.**

Henry Rodriguez, 19661 Trumbo Rd, gave time to Marina Bello  
Marina Bello, 19661 Trumbo Rd, spoke in opposition  
Mike Rodriguez, 19429 Trumbo Rd, spoke in opposition  
Michael Rodriguez, 19429 Trumbo Rd, spoke in opposition  
Antonio Rodriguez, 19433 Trumbo Rd, spoke in opposition  
Elizabeth Rodriguez, 19431 Trumbo Rd, spoke in opposition  
Leroy Marez, 19487 Trumbo Rd, spoke in opposition  
Christina Marz, 19487 Trumbo Rd, spoke in opposition

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

**Motion:** Commissioner Bustamante asked for a motion for item # **Z-2019-10700202** as presented.

**Motion:** Commissioner McDaniel made a motion for a **continuance to October 15<sup>th</sup> 2019**

**Second:** Commissioner Greathouse

**In Favor:** McDaniel, Greathouse, Bustamante

**Opposed:** Toson, Sipes, Romero, Whyte, Kamath, Hui

**Motion Failed**

**Commissioner Romero made a motion to reconsider Item 17, Commissioner Kamath Seconded the motion.**

**In Favor:** Bustamante, Toson, Sipes, Romero, Whyte, Kamath, Hui

**Opposed:** Greathouse, McDaniel

**Motion Granted**

**Commissioner Romero made a motion for Denial, Commissioner Kamath Seconded the motion**

**In Favor:** Bustamante, Toson, Sipes, Romero, Whyte, Kamath, Hui

**Opposed:** Greathouse

**Abstained:** McDaniel

**Motion Granted**



Item # 20

**ZONING CASE Z-2019-10700207 CD (Council District 2): October 1, 2019** A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto Rental on 0.3535 acres out of NCB 495, located at 1403 North Pine Street, 1405 North Pine Street and 527 Duval. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment PA-2019-11600059) (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department)

Staff stated 32 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 in opposition and The Government Hill Alliance is in Support.

Roi Guiton, wished to **amend his request to C1-CD**

**The Following Citizens appeared to speak.**

Marlene Tobin, 216 Brooks, spoke on the Item

**Commissioner Bustamante stepped out at 4:24pm and returned at 4:26pm Commissioner McDaniel also left the meeting at 4:26pm and did not return.**

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 asked for a motion for item # **Z-2019-10700207 CD** as presented.

**Motion:** Commissioner McDaniel made a motion for as **Approval as Amended**.

**Second:** Commissioner Romero

**In Favor:** Toson, Romero, Greathouse, Bustamante, Sipes, Whyte, Kamath, Hui

**Opposed:** None

**Motion Granted**

Item # 23

**ZONING CASE Z-2019-10700214 (Council District 5): October 1, 2019** 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 Conditional use for two (2) duplexes on Lot 40 and Lot 39, Block 1, NCB 8116, located at 822 Darby Boulevard and 824 Darby Boulevard. Staff recommends Denial. (Dominic Silva, Senior Planner, (210) 207-0120, Dominic.silva@sanantonio.gov, Development Services Department)

Staff stated 25 notices were mailed to property owners within 200 feet, 0 returned in favor, 9 in opposition and no response from the Thompson Neighborhood Association. .

Eddie Saenz, stated he wishes to build duplexes for veterans and is available for questions.





**The Following Citizens appeared to speak.**

Adriana Garcia, 1603 Barclay, opposed  
Genevieve Perez, 1804 Darby, opposed  
Evelyn Garcia, 1603 Barclay, opposed  
Rosalinda Garza, 1223 Kirk, opposed  
Cruz Garza, 1223 Kirk, opposed  
Ralph Rodriguez, 847 Darby, opposed  
Naomi, Garza, 1231 Kirk, opposed  
Cruz Garcia, 823 Darby, 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 Bustamante made a motion for **Denial** on item # **Z-2019-10700214**

**Second:** Commissioner Romero

**In Favor:** Toson, Romero, Greathouse, Bustamante, Sipes, Whyte, Kamath, Hui

**Opposed:** None

**Motion Granted**

**Item # 24**

**ZONING CASE Z-2019-10700216 (Council District 1) October 1, 2019** 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 Eight (8) Dwelling Units on Lot 13 and Lot 14, Block 3, NCB 2076, located at 252 Cornell Avenue. Staff recommends Denial. (Associated Plan Amendment PA2019-11600063) (Lorianne Thennes, Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

Staff stated 24 notices were mailed to property owners within 200 feet, 0 returned in favor, 6 in opposition and the UpTown Neighborhood Association is in support, 3 other residents are opposed.

Patrick Christensen, gave a history on the project and discussed how the rezoning will benefit the Community.

**The Following Citizens appeared to speak.**

Raul Villareal, 236 Cornell Ave, opposed.

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 asked for a motion for item # **Z-2019-10700216** as presented.



**Motion:** Commissioner Greathouse made a motion for **Approval** on item # **Z-2019-10700216**

**Second:** Commissioner Whyte

**In Favor:** Greathouse, Whyte, Toson, Romero, Bustamante, Sipes, Kamath, Hui

**Opposed:** None

**Motion Granted**

**Item # 25**      **ZONING CASE Z-2019-10700218 CD (Council District 1): October 1, 2019** 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 Hardware Sales on Lot 13, Lot 14, Lot 15 and Lot 16, Block 33, NCB 8430, located at 714 Vance Jackson Road. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Staff stated 30 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 in opposition and the Los Angeles Heights Neighborhood Association did not respond.

Staff stated the applicant requested a continuance to October 15, 2019.

**Motion:** Commissioner Bustamante asked for a motion for item # **Z-2019-10700218 CD** as presented.

**Motion:** Commissioner Greathouse made a motion for a **continuance to October 15, 2019** for item # **Z-2019-10700218 CD**

**Second:** Commissioner Whyte

**In Favor:** Greathouse, Whyte, Toson, Romero, Bustamante, Sipes, Kamath, Hui

**Opposed:** None

**Motion Granted**

**Item # 27**      **ZONING CASE Z-2019-10700220 CD (Council District 2): October 1, 2019** A request for a change in zoning from "R-4 EP-1 MLOD-3 MLR-2 AHOD" Residential Single-Family Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 CD EP-1 MLOD-3 MLR-2 AHOD" Residential Single-Family Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for two (2) residential dwelling units on Lot 18 and the east 9 feet of Lot 17, Block 4, NCB 1422, located at 419 Belmont. Staff recommends Denial. (Dominic Silva, Senior Planner, (210) 207-0120, dominic.silva@sanantonio.gov, Development Services Department)

Staff stated 39 notices were mailed to property owners within 200 feet, 0 returned in favor, 1 in opposition and the Jefferson Heights Neighborhood Association did not respond.

Felix Zega, 419 Belmont, requested the change for the zoning if not a continuance would be sufficient.



**The Following Citizens appeared to speak.**

Gloria Harper, was not present to speak

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 asked for a motion for item # **Z-2019-10700220 CD** as presented.

**Motion:** Commissioner Toson made a motion for a continuance to October 15, 2019 for item # **Z-2019-10700220 CD**

**Second:** Commissioner Greathouse

**Commissioner Whyte made a Friendly Amendment to the motion to November 5, 2019, Commissioner Greathouse Seconded the motion.**

**In Favor:** Greathouse, Whyte, Toson, Romero, Bustamante, Sipes, Kamath, Hui

**Opposed:** None

**Motion Granted**

**Item # 20**

**Motion to reconsider Item #Z-2019-10700207 CD**

**Commissioner Bustamante asked for a Motion to reconsider item # Z2019-10700207 CD**

**Motion:** Commissioner Toson

**Second:** Commissioner Hui

**In Favor:** Greathouse, Whyte, Toson, Romero, Bustamante, Sipes, Kamath, Hui

**Opposed:** None

**Motion Granted**

**Applicant as the Commission to Reconsider the Vote taken earlier and change it back to his original request of C2-CD.**

**No Citizens appeared to speak.**

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 asked for a motion for item # **Z-2019-10700207 CD** as presented.

**Motion:** Commissioner Toson made a motion for a for item # **Z-2019-10700220 CD of C2-CD with Conditional use auto rental**

**Second:** Commissioner Whyte

**In Favor:** Whyte, Toson, Bustamante, Kamath

**Opposed:** Greathouse, Sipes, Romero, Hui

**Motion Failed**

**Motion:** Commissioner Bustamante asked for a motion to reconsider # **Z-2019-10700207 CD**

**Motion:** Commissioner Whyte made a motion to reconsider item #20

**Second:** Commissioner Greathouse

**In Favor:** None

**Opposed:** Kamath, Greathouse, Whyte, Sipes, Romero, Hui, Toson, Bustamante

**Motion Failed**

**Item #31** Consider Cancelling January 7, 2020 Zoning Commission Meeting.

**Commissioner Bustamante asked for a Motion to** Cancel January 7, 2020 Zoning Commission Meeting

**Motion:** Commissioner Romero made a motion to **Cancel the January 7, 2020 Meeting**

**Second:** Commissioner Hui

**In Favor:** Romero, Hui, Greathouse, Whyte, Toson, Bustamante, Sipes, Kamath

**Opposed:** None

**Motion Granted**



**Approval of Minutes**

Consideration and Approval of the October 1, 2019 Meeting Minutes

Commissioner Bustamante made a motion for approval and passed unanimously as corrected.

**Director's Report:** Update on Board Appointments

**Adjournment**

There being no further business, the meeting was adjourned at 5:48 p.m.



APPROVED BY:  OR \_\_\_\_\_  
Joy McGhee, Chair

DATE: 10/15/19

ATTESTED BY:   
Melissa Ramirez, Assistant Director

DATE: Oct. 16, 2019



