

City of San Antonio



**Zoning Commission Minutes**

Development and Business

Services Center

1901 South Alamo

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**March 2, 2021**

**1:00PM**

**Videoconference**

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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

Dr. Lillian Jones, District 2	Joy McGhee- District 3	Suren Kamath, District 4
Kin Hui - District 6	Dr. Francine Romero, District 8	Patricia Gibbons, District 9
Marc Whyte, District 10	Gayle McDaniel, Mayor	

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

- **Roll Call**
- **Present:** Greathouse, Jones, Kamath, Hui, Romero, Gibbons, Whyte, McDaniel, Sipes, Bustamante, McGhee
- **Absent:** None
- **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 # 1** **(Continued from 02/02/21) ZONING CASE Z-2020-10700266 (Council District 1):** A request for a change in zoning from "C-3 NCD-1 AHOD" General Commercial South Presa Street and South St. Mary's Street Neighborhood Conservation Airport Hazard Overlay District to "IDZ-2 NCD-1 AHOD" Medium Intensity Development Zone South Presa Street and South St. Mary's Street Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and for ten (10) dwelling units on Lots 1 through 6, NCB 6857, located at 114 West Carolina Street. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)

Staff stated 29 notices were mailed to property owners within 200 feet, 0 returned in favor and 0 returned in opposition and the Lavaca Neighborhood Association and Conservation Society of San Antonio are opposed.

**No Public Comment**

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

**Second:** Commissioner Sipes

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

**Opposed:** None

**Abstained:** Gibbons

**Motion Carried**

**Individual Items for Consideration:**

**Item # 2** **(Continued from 02/02/2021) ZONING CASE Z-2020-10700295 (Council District 1):** A request for a change in zoning from "C-2 UC-5 AHOD" Commercial McCullough Avenue Corridor Airport Hazard Overlay District to "IDZ-2 UC-5 AHOD" Medium Intensity Infill Development Zone McCullough Avenue Corridor Airport Hazard Overlay District with uses permitted for nine (9) dwelling units on Lot 11 and Lot 12, Block 6, NCB 1726, located at 220 and 224 East Courtland Place. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment PA-2020-11600078) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Staff stated 46 notices were mailed to property owners within 200 feet, 2 returned in favor and 0 returned in opposition. Tobin Hill Neighborhood Association and 1 notice received outside the 200' radius is in opposition.

Jay Loudon gave a detailed presentation and amended to IZD-2 with 8 units and will provide an amended site plan prior to case going to City Council.

**Written Public Comment in favor**

Jay Loudon, 316 E. Locust, favor  
Antonio Quadrini, 220 Courtland Place

**Written Public Comment outside 200' radius**

Gary Grieco, 205-209 E. Courtland, 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:** Commission Greathouse made a motion for Approval of the alternate zoning request to "IDZ-2" with uses permitted for 8 units.

**Second:** Commissioner McDaniel

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

**Opposed:** None

**Motion Carried**

- Item # 3      Discussion of Zoning Commission Meeting format and schedule as a result of inclement weather for the week of February 15, 2021.**

**No Action needed**

- Item # 4      Consideration and Approval for March 2, 2021 Zoning Commission minutes.**

**Motion:** Commissioner Sipes made a motion to approve the March 2, 2021 minutes.

**Second:** Commissioner Greathouse

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

**Opposed:** None

**Motion Carried**

**Adjournment**

There being no further business, the meeting was adjourned at 1:50pm

APPROVED BY:

John Bustamante or \_\_\_\_\_  
John Bustamante, Chair

DATE:

3/29/21

ATTESTED BY:

Melissa Ramirez  
Melissa Ramirez, Assistant Director

DATE:

3/30/2021