

City of San Antonio



**Draft**

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

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**May 19, 2020**

**1:00PM**

**Videoconference**

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**Zoning Commission Members**

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

Joy McGhee, Chair, District 3  
John Bustamante, Vice-Chair, District 5  
Robert Sipes, Pro-Tem, District 7

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

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

- Roll Call
- Present: Romero, Greathouse, Gibbons, Sipes, Bustamante, McGhee, Whyte, McDaniel, Kamath, Hui, Jones
- Absent: None
- Maria Murray and Jacqueline Payan, 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*

**Item #20 has been postponed to a later date.**

**COMBINED CONSENT AGENDA:**

**Item # 3**     **ZONING CASE Z-2020-10700045 (Council District 1):** A request for a change in zoning from "C-2P UC-6 AHOD" Commercial Pedestrian San Pedro Urban Corridor Airport Hazard Overlay District to "IDZ-1 UC-6 AHOD" Low Intensity Infill Development Zone San Pedro Urban Corridor Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District, a bar, and a microbrewery on Lot 6, Lot 7, the north 4.5 feet of Lot 5, the north 44.84 feet of Lot 4, and the south 51.84 feet of Lot 5, Block 9, NCB 763, located at 515 San Pedro Avenue and 523 San Pedro Avenue. Staff recommends Approval. (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, 2 returned in favor, and 0 returned in opposition and no response from the Five Points Neighborhood Association.

**No Public Comment**

**Motion:** Commissioner McGhee asked for a motion as presented.

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

**Second:** Commissioner Sipes

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

**Opposed:** None

**Motion Carried**

**Item # 4**     **ZONING CASE Z-2020-10700046 (Council District 5):** A request for a change in zoning from "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "IDZ-1 MLOD-2 MLR-2 AHOD" Low Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with uses permitted for four (4) dwelling units on the north 162 feet of Lot 13, Block B, NCB 3560, located at 106 Bank. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Staff stated 21 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no response from the Lonestar Neighborhood Association.

**No Public Comment**

**Motion:** Commissioner McGhee asked for a motion as presented.

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

**Second:** Commissioner Sipes

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

**Opposed:** None

**Motion Carried**

**Item # 5**     **ZONING CASE Z-2020-10700047 (Council District 5):** A request for a change in zoning from "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-3 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, the East 90.5 feet of Lot 3 and the North 12.5 feet of the East 90.5 feet of Lot 4, Block 6, NCB 8980, located at 905 South San Eduardo Avenue. Staff recommends Approval. (Victoria Castro, Planner, 210-207-2736, victoria.Castro@sanantonio.gov, Development Services)

Staff stated 32 notices were mailed to property owners within 200 feet, 1 returned in favor, and 0 returned in opposition and no response from the Las Palmas Neighborhood Association.

**No Public Comment**

**Motion:** Commissioner McGhee asked for a motion as presented.

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

**Second:** Commissioner Sipes

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

**Opposed:** None

**Motion Carried**

**Item # 8**      **ZONING CASE Z-2020-10700051 CD (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 an Antique Store to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on the south 132.5 feet of Lot 9, Block 59, NCB 7193, located at 1108 Fresno. Staff recommends Approval. (Lorianne Thennes, Planner 210-207-7945, [lorianne.thennes@sanantonio.gov](mailto:lorianne.thennes@sanantonio.gov); Development Services Department)

Staff stated 29 notices were mailed to property owners within 200 feet, 1 returned in favor, and 0 returned in opposition and no response from Central Los Angeles Heights Neighborhood Association.

**No Public Comment**

**Motion:** Commissioner McGhee asked for a motion as presented.

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

**Second:** Commissioner Sipes

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

**Opposed:** None

**Motion Carried**

**Item # 9**      **ZONING CASE Z-2020-10700053 CD (Council District 2):** A request for a change in zoning from "R-5 H MLOD-3 MLR-2 AHOD" Residential Single-Family Government Hill Historic Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-5 CD H MLOD-3 MLR-2 AHOD" Residential Single-Family Government Hill Historic Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 14, Block 6, NCB 1277, located at 1907 North Interstate 35. Staff recommends Approval. (Lorianne Thennes, Planner 210-207-7945, [lorianne.thennes@sanantonio.gov](mailto:lorianne.thennes@sanantonio.gov); Development Services Department)

Staff stated 21 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and the Government Hill Alliance Neighborhood Association is in support.

**No Public Comment**

**Motion:** Commissioner McGhee asked for a motion as presented.

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

**Second:** Commissioner Sipes

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

**Opposed:** None

**Motion Carried**

**Item # 10**

**ZONING CASE Z-2020-10700055 CD (Council District 6):** A request for a change in zoning from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2NA CD MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on Lot 2, Block 16, NCB 16526, located at 2206 Pinn Road. Staff recommends Approval, with Conditions. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov Development Services)

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 Cable Westwood Neighborhood Association.

**No Public Comment**

**Motion:** Commissioner McGhee asked for a motion as presented.

**Motion:** Commissioner Bustamante made a motion for approval with the following Conditions:

Hours: Monday- Friday 7am to 6pm, Saturday 8am to 5pm and Sunday 8am to 3pm.  
Must have a 15ft Buffer, No Signage, waivers, etc.

**Second:** Commissioner Sipes

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

**Opposed:** None

**Motion Carried**

- Item # 11**     **ZONING CASE Z-2020-10700056 (Council District 6):** A request for a change in zoning from "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 1, Block 30, NCB 18080, located at 8031 Culebra Road. Staff Recommends Approval (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)

Staff stated 13 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and there was a statement of non-opposition from the Piper Meadow Neighborhood Association.

**No Public Comment**

**Motion:** Commissioner McGhee asked for a motion as presented.

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

**Second:** Commissioner Sipes

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

**Opposed:** None

**Motion Carried**

- Item # 13**     **ZONING CASE Z-2020-10700058 (Council District 10)** A request for a change in zoning from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 40, Block 2, NCB 14223, located at 4719 Camino Dorado Drive. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)

Staff stated 18 notices were mailed to property owners within 200 feet, 2 returned in favor, and 0 returned in opposition and no registered neighborhood association. The El Dorado Neighborhood Association is in support.

**No Public Comment**

**Motion:** Commissioner McGhee asked for a motion as presented.

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

**Second:** Commissioner Sipes

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

**Opposed:** None

**Motion Carried**

**Item # 17**     **ZONING CASE Z-2020-10700065 (Council District 4):** 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 "RM-6 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot P-9, NCB 34393, generally located in the 9900 block of Westover Bluff at Potranco Road. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)

Staff stated 41 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no registered neighborhood association

**No Public Comment**

**Motion:** Commissioner McGhee asked for a motion as presented.

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

**Second:** Commissioner Sipes

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

**Opposed:** None

**Motion Carried**

**Item # 22**     **ZONING CASE Z-2020-10700088 (Council District 3):** A request for a change in zoning from "L" Light Industrial District to "MF-18" Limited Density Multi-Family District, on 14.04 acres out of CB 4007, generally located at 14050 Southton Road. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov Development Services)

Staff stated 14 notices were mailed to property owners within 200 feet, 8 returned in favor, and 0 returned in opposition and no registered neighborhood association.

**No Public Comment**

**Motion:** Commissioner McGhee asked for a motion as presented.

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

**Second:** Commissioner Commissioner Sipes

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

**Opposed:** None

**Recused:** Greathouse

**Motion Carried**

**Item # 23**

**ZONING CASE Z-2020-10700090 HL (Council District 1):** 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 12, NCB 1715, located at 241 East French Place. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)

Staff stated 41 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no response from the Tobin Hill Associations and Conservation Society of San Antonio.

**The following was read into the record**

San Antonio Conservation Society is in support

**Motion:** Commissioner McGhee asked for a motion as presented.

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

**Second:** Commissioner Sipes

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

**Opposed:** None

**Motion Carried**

**Item # 24**

**ZONING CASE Z-2020-10700094 HL (Council District 5):** A request for a change in zoning from "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family District Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 HL" Residential Single-Family Historic Landmark Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on the south 109.75 feet of Lot 11 and Lot 12, Block 5, NCB 2338, located at 215 South Pinto Street. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@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 Historic Westside Neighborhood Association and the San Antonio Conservation Society is in support.

**The following was read into the record**

San Antonio Conservation Society is in support

**Motion:** Commissioner McGhee asked for a motion for item as presented.

**Motion:** Commissioner Bustamante motioned for Approval

**Second:** Commissioner Sipes

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

**Opposed:** None

**Motion Granted**

**Individual Items:**

**Item # 1**     **(Continued from 05/05/2020) ZONING CASE Z-2019-10700288 HL (Council District 1):** 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 4 and Lot 5, Block 30, NCB 3036, located at 214 Lotus Avenue. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

Staff stated 32 notices were mailed to property owners within 200 feet, 3 returned in favor, and 0 returned in opposition and the Westside Residents Neighborhood Association is in Support.

Hector Ubaldo, Applicant

**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 McGhee asked for a motion for item as presented.

**Motion:** Commissioner Greathouse made a motion for **Continuance to July 7, 2020**

**Second:** McDaniel

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

**Opposed:** None

**Motion Carried**

**Item #2**

**ZONING CASE Z-2020-10700036 (Council District 3):** A request for a change in zoning from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "MXD AHOD" Mixed Use Airport Hazard Overlay District on 202.807 acres out of CB 4007, generally located between the 11900-12600 Block of IH-37 South. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA2020-11600008) (Justin Malone, Planner (210) 207-0157, justin.malone@sanantonio.gov, Development Services Department)

Staff stated 21 notices were mailed to property owners within 200 feet, 0 returned in favor, and 1 returned in opposition and no registered neighborhood association.

Caroline McDonald, representative, gave a history of the project and explained the plans for the property and why it needs to be rezoned.

**The following letter was read into the record**

A letter was read in opposition from Jim Kristy

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 McGhee asked for a motion for Approval

**Second:** McDaniel

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

**Opposed:** None

**Motion Carried**

**Item # 6**      **ZONING CASE Z-2020-10700048 (Council District 5):** A request for a change in zoning from "R-4 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 six (6) dwelling units, on Lot 4, Block 1, NCB 2183, located at 636 Ruiz Street. Staff recommends Denial. (Victoria Castro, Planner, (210) 207-2736, ictoria.Castro@Sanantonio.gov, Development Services).

Staff stated 30 notices were mailed to property owners within 200 feet, 0 returned in favor, and 3 returned in opposition and no response from the Hope Westend in Action Neighborhood Association and the Gardendale Neighborhood Association is opposed.

Patrick Christensen, representative, asked for a continuance to June 16, 2020

**Voicemail**

Inaudible, left a voicemail in opposition  
Luis Silva, left a voicemail in opposition  
Sandra Silva, left a voicemail in opposition  
Rita Sanchez, left a voicemail 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 McGhee asked for a motion for Approval as presented.

**Motion:** Commissioner Bustamante made for a motion **Continuance to June 16<sup>th</sup> 2020**

**Second:** Whyte

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

**Opposed:** None

**Motion Granted**

**Item #7**      **ZONING CASE Z-2020-10700050 (Council District 1):** A request for a change in zoning from "R-6 NCD-2 AHOD" Residential Single-Family Alta Vista Neighborhood Conservation Airport Hazard Overlay District to "RM-5 NCD-2 AHOD" Residential Mixed Alta Vista Neighborhood Conservation Airport Hazard Overlay District on the east 45.82 feet of Lot 7, Block 6, NCB 1892, located at 806 West French Place. Staff recommends Approval. (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services Department)

Staff stated 31 notices were mailed to property owners within 200 feet, 0 returned in favor, and 1 returned in opposition and the Alta Vista Neighborhood Association did not respond and 1 in opposition from The Conservation Society outside the 200' radius.

Jonathon Buckingham, gave a history of the business and asked for approval of the rezoning request.

**Voice Mail**

Rudolpho, inaudible

**Submitted a letter**

Robert Daughton, wrote in opposition

San Antonio Conservation Society, wrote in opposition

**Provided live public comment**

Francine Wright, spoke in opposition

Tammy Kegley, 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 McGhee asked for a motion for Approval as presented

**Motion:** Commissioner Greathouse made a motion for continuance to June 2, 2020

**Second:** Whyte

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

**Opposed:** None

**Motion Carried**

**Item #12**     **ZONING CASE Z-2020-10700057 (Council District 2):** A request for a change in zoning from "R-5 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 a Professional Office and one (1) residential unit on Lot 3, Block 5 NCB 1298, located at 1810 North Interstate 35. Staff recommends Denial. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)

Staff stated 24 notices were mailed to property owners within 200 feet, 1 returned in favor, and 6 returned in opposition and no response from the Government Hill Alliance Neighborhood Association and 28 outside the 200' radius are opposed

Randall McClear, 1810 N IH 35, gave a short presentation on the progress of the project and stated that a continuance was needed he was agreeable.

**Public Comment****Emails**

28 were outside the 200' radius-  
3 emails were received in opposition  
6 were inside the 200' radius

**Letters submitted**

Jose Herrera, submitted a letter in opposition  
Fred Lozano, submitted a letter in support

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 McGhee asked for a motion for Approval as presented.

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

**Second:** Romero

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

**Opposed:** Greathouse, McDaniel

**Motion Carried**

**The Zoning Commission recessed at 3:22pm and returned at 3:28pm**

**Item #14**

**ZONING CASE Z-2020-10700062 (Council District 1):** A request for a change in zoning from "IDZ UC-4 AHOD" Infill Development Zone North St. Mary's Street Urban Corridor Airport Hazard Overlay District with uses permitted for Multi-Family not to exceed thirty-six (36) units per acre to "IDZ-2 UC-4 AHOD" Medium Density Infill Development Zone North St. Mary's Street Urban Corridor Airport Hazard Overlay District with uses permitted for fifty (50) dwelling units per acre on Lots 3 through 7, Block 1, NCB 6789; Lots 1 and 2, Block 3, NCB 3029; and Lot 20, Block 3, NCB 3029, located at 715-731 East Locust Street and 326-328 West Grayson Street. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov Development Services Department)

Staff stated 33 notices were mailed to property owners within 200 feet, 0 returned in favor, and 1 returned in opposition and the St. Mary's Community Association is opposed

Mike Melson, 326-328 W. Grayson St. wishes to increase the amount of units and keep the over size of the project.

**Letters submitted**

R. Castillo, submitted a letter in opposition

Otis Parchman, submitted a letter 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 McGhee asked for a motion for Approval as presented.

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

**Second:** McDaniel

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

**Opposed:** None

**Motion Carried**

**Item # 15**

**ZONING CASE Z-2020-10700063 (Council District 2):** A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "R-3 AHOD" Single-Family Residential Airport Hazard Overlay District on Lot 1, the east ½ of Block 21, NCB 619, located at 1102 Wyoming Street. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210)207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Staff stated 31 notices were mailed to property owners within 200 feet, 1 returned in favor, and 0 returned in opposition and the Denver Heights Neighborhood Association had no response.

Ruben Castillo, 1102 Wyoming St, stated his plans were to split the property and build two homes on the property and asked for the Commission's approval.

**Public Comment**

**Voicemail**

Inaudible, had concerns

**Provided live public comment**

Carl Ortiz, stated he had concerns and not 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 McGhee asked for a motion for Approval as presented.

**Motion:** Commissioner Jones made for a motion for Approval as requested by the Applicant.

**Second:** Sipes

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

**Opposed:** None

**Motion Carried**

**Item #16**

**ZONING CASE Z-2020-10700064 (Council District 2):** A request for a change in zoning from "AE-1 MLOD-3 MLR-2 AHOD" Arts and Entertainment Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "R-4 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 MLOD-3 MLR-2 AHOD" Medium Intensity Infill Development Zone Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-2" and for a Hotel on Lots 31 and 32, Block 7, NCB 1440, located at 2203 East Commerce Street. Staff recommends Approval. (Lorianne Thennes, Planner 210-207-7945, [lorianne.thennes@sanantonio.gov](mailto:lorianne.thennes@sanantonio.gov); Development Services Department)

Staff stated 34 notices were mailed to property owners within 200 feet, 0 returned in favor, and 2 returned in opposition and the Denver Heights Neighborhood Association is opposed and Jefferson Heights is in support.

Patrick Christensen, gave a short presentation of the property and stated he reached out to the Neighborhood Association to get their support.

**Letters submitted**

Denver Heights Neighborhood Association, submitted a letter 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 McGhee asked for a motion for Approval as presented.

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

**Second:** Whyte

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

**Opposed:** None

**Motion Carried**

**Item #19**

**ZONING CASE Z-2020-10700068 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" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for four (4) units on 0.2118 acres out of NCB 861, located at 430 East Magnolia Avenue and "R-6 CD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for four (4) units on 0.2118 acres out of NCB 861, located at 434 East Magnolia Avenue. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)

Staff stated 28 notices were mailed to property owners within 200 feet, 0 returned in favor, and 1 returned in opposition and the Tobin Hill Neighborhood Association is in support.

Walter Serna, 434 E. Magnolia requested the zoning change to carry on his with his project.

**Public Comment**

**Voicemail**

Carolyn Farmer left a voicemail in opposition

**Letters Submitted**

Brett Cullens, submitted a letter in support

Gary Northway, submitted a letter 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 McGhee asked for a motion for Approval as presented.

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

**Second:** Whyte

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



**Opposed:** None

**Motion Carried**

**Item #18**     **ZONING CASE Z-2020-10700067 (Council District 7):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on Lot 24 and Lot 25, Block 4, NCB 18655, located at 7239 Still Brook Drive. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Staff stated 38 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no registered neighborhood association.

Victoria Garza, gave a history of the property and wishes to have a small business to better the neighborhood.

**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 McGhee asked for a motion for Approval as presented.

**Motion:** Commissioner Sipes made for a motion for a **Continuance to June 2, 2020**

**Second:** McDaniel

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

**Opposed:** None

**Motion Carried**

**Item #21**     **ZONING CASE Z-2020-10700070 (Council District 3):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot P-201B and Lot P-203, NCB 10917, generally located in the 9600 Block of Southton Road. Staff recommends Approval. (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services Department)

Staff stated 9 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and the Rio Coronado Neighborhood Association is opposed.

Rob Carey, 9600 Block of Southton Road, gave a short presentation of the project and requested approval of the rezoning.

**Voicemail**

Via Coronado Neighborhood Association, left a voicemail requesting more time to discuss the 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 McGhee made a motion for a **continuance to June 16, 2020.**

**Second:** McDaniel

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

**Opposed:** None

**Motion Carried**

**Approval of Minutes**

Consideration and Approval of the May 19, 2020 Meeting Minutes,

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

**Second:** Bustamante

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

**Opposed:** None

**Motion Carried**

**Adjournment**

There being no further business, the meeting was adjourned at 5:04pm

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

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

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

DRAFT