

City of San Antonio



Draft

Zoning Commission Minutes
Development and Business
Services Center
1901 South Alamo

July 21, 2020

1:00PM

Videoconference

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, Gibbons, Bustamante, McGhee, McDaniel, Greathouse, Whyte, Kamath, Hui, Jones**
- **Absent: Sipes**
- Cesar Chavez 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Item #1 has been postponed and Item #16 has been withdrawn

COMBINED CONSENT AGENDA:

- Item # 4** **(Continued from 07/07/2020): ZONING CASE Z-2020-10700123 (Council District 3):** A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 1.596 acres out of NCB 10979, located at 2819 Southeast Military Drive. 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, 0 returned in opposition and the Highland Hills Neighborhood Association is in support. 2 outside the 200' radius is in support.

Public Comment

Ryan Wilson-Franklin Development Companies submitted a letter in support
Highland Hills Neighborhood Association submitted a letter in support

Motion: Commissioner McGhee asked for a motion as presented.

Motion: Commissioner Bustamante made a motion for approval

Second: Commissioner Jones

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

Opposed: None

Motion Carried

- Item # 11** **ZONING CASE Z-2020-10700133 (Council District 1):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "O-1 AHOD" Office Airport Hazard Overlay District on the north 132.5 feet of Lot 14, Block 64, NCB 7194, located at 1115 Fresno 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, 1 returned in favor, and 0 returned in opposition and no response from the Los Angeles Heights Neighborhood Association.

Public Comment

Susan Gallegos submitted a letter in support

Motion: Commissioner McGhee asked for a motion as presented.

Motion: Commissioner Bustamante made a motion for approval

Second: Commissioner Jones

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

Opposed: None

Motion Carried

Item #14

ZONING CASE Z-2020-10700137 (Council District 1): A request for a change in zoning from "C-3NA H HS AHOD" General Commercial Nonalcoholic Sales Historic King William Historic Significant Airport Hazard Overlay District to "IDZ-1 H HS AHOD" Limited Density Infill Development Zone Historic King William Historic Significant Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District on the south 44.5 feet of Lot 1, Block 3, NCB 744, located at 1001 South Alamo Street. Staff recommends Approval. (Justin Malone, Planner (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)

Staff stated 26 notices were mailed to property owners within 200 feet, 1 returned in favor and 0 returned in opposition and the King William Neighborhood Association is in support.

Written Public Comment

Cindy Conrad submitted a letter in support

King William Architectural Association submitted a letter in support

Motion: Commissioner Bustamante made a motion for approval

Second: Commissioner Jones

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

Opposed: None

Motion Carried

Item # 17

ZONING CASE Z-2020-10700140 (Council District 1): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on Lot 14, Block 159, NCB 8817, located at 1815 Thorain Boulevard. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA 2020-11600042) (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services Department)

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

Public Comment

Robert Gonzalez submitted a letter in support

Motion: Commissioner Bustamante made a motion for approval

Second: Commissioner Jones

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

Opposed: None

Motion Carried

Commissioner Greathouse recused herself from item #19 at 1:23pm and returned at 1:27pm

Item # 19

ZONING CASE Z-2020-10700154 (Council District 5): A request for a change in zoning from "IDZ HL MLOD-2 MLR-2 AHOD" Infill Development Zoning Historic Landmark Lackland Airforce Base Military Lighting Region-2 Airport Hazard Overlay District with uses permitted in "C-1 CD" Light Commercial District with a Conditional Use for a Meeting Hall/Reception Hall and "MF-33 HL MLOD-2 MLR-2 AHOD" Multi-Family Historic Landmark Lackland Airforce Base Military Lighting Region-2 Airport Hazard Overlay District to "IDZ H HL MLOD-2 MLR-2 AHOD" Infill Development Zoning Historic Rinconcito de Esperanza Historic Landmark Lackland Airforce Base Military Lighting Region-2 Airport Hazard Overlay District with uses permitted in "C-1 CD" Light Commercial District with a Conditional Use for a Meeting Hall/Reception Hall and "MF-33 H HL MLOD-2 MLR-2 AHOD" Multi-Family Historic Rinconcito de Esperanza Historic Landmark Lackland Airforce Base Military Lighting Region-2 Airport Hazard Overlay District on Lot 11, the south 8.7 feet of Lot 15, and Lot 19, Block 2, NCB 2440, located at 812 South Colorado Street, 816 South Colorado Street and 1024 El Paso Street. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services).

Staff stated 42 notices were mailed to property owners within 200 feet, 6 returned in favor and 0 returned in opposition and the Historic Westside 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 Jones

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

Opposed: None

Recused: Greathouse

Motion Carried

Individual Items:

Commissioner Greathouse returned at 1:27pm and then recused herself on Item #2 at 1:29pm and returned after the vote at 3:11pm

Item # 2

ZONING CASE Z-2020-10700042 ERZD (Council District 8): A request for a change in zoning from "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District to "MXD ERZD" Mixed Use Edwards Recharge Zone District on Lot 1, NCB 17462; Lot 4, NCB 14614; and 0.353 acres out of CB 4528, located at 12400 South Hausman Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2020-11600010) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)

Staff stated 33 notice was mailed to property owners within 200 feet, 4 returned in favor and 12 returned in opposition. The Fieldstone Home Owners Association is opposed and 26 are in opposition outside the 200' radius.

Michael Escalante stated SAWS had reviewed the case and recommends approval with SAWS recommendations.

James McKnight, Brown and Ortiz, gave a detailed presentation regarding the project and work with the community. Mr. McKnight introduced Rajeev Purl who spoke of their record and asked for approval.

No Public Comment

Written Comment

Henry and Olga Perez submitted a letter in opposition

Dake Mann submitted a letter in opposition

Patricia and Rita Brown submitted a letter in opposition

Cheryl Menn submitted a letter in opposition

Jay Deane submitted a letter in opposition

Betty Tan submitted a letter in opposition

Steven & Mia Younke submitted a letter in opposition

Naomi Yglesias submitted a letter in opposition

Felicia Garcia submitted a letter in opposition

Vernon Wiemer submitted a letter in opposition
Kevin Escobar submitted a letter in opposition
Miguel Rangel submitted a letter in opposition
Johana & David Del Gloudice submitted a letter in opposition
Steven Cobb submitted a letter in opposition
Laura Giour submitted a letter in opposition
Micheal Medrano submitted a letter in opposition
David Villareal submitted a letter in opposition
Amanda Villareal submitted a letter in opposition
Erica Hallan submitted a letter in opposition
Martin Briers submitted a letter in opposition
Marcus Luna submitted a letter in opposition
Erica Cantu submitted a letter in opposition
Brenda Wahpepah submitted a letter in opposition
Danielle Curtis submitted a letter in opposition
Rebecca Blackstone submitted a letter in opposition
Deanna Curtis submitted a letter in opposition
Brian Curtis submitted a letter in opposition
Jannell Guzman submitted a letter in opposition
Rudy Cerrera Jr submitted a letter in opposition
Hills of River Mists Board submitted a letter in opposition
Time Rose submitted a letter in opposition
Jacqueline Schafer submitted a letter in opposition
Omar and Maria Guajardo submitted a letter in opposition
Amanda Villareal submitted a letter in opposition
Fieldstone Neighborhood Association, Jose Robles submitted a letter in opposition

Voicemail Public Comments

David Garza left a voicemail in opposition
Jimmy Davis left a voicemail in opposition

Live Voice Comment

Jose Robles stated he has concerns

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 Zoning Commission recessed at 3:00pm and reconvened at 3:05pm

Motion: Commissioner McGhee asked for a motion as presented.

Motion: Commissioner Romero made a motion for approval with SAWS recommendations and MXD Zoning 169 units with an 8ft fence as amended.

Second: Commissioner Hui

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

Opposed: None

Recused: Greathouse

Motion Carried

Item # 3

(Continued from 07/07/2020) 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, 2 returned in opposition. The Alta Vista Neighborhood Association and Historical Society is opposed. 3 letters were received in opposition outside the 200' radius.

Johnny Buckingham gave a history on the project gave updated details regarding the project, submitted a new survey asked for approval.

Written Public Comment

Conservation Society of San Antonio submitted a letter in opposition

Alta Vista Neighborhood Association submitted a letter in opposition

Kathleen Bailey submitted a letter in opposition

Alta Vista Neighborhood Association submitted a letter in opposition

Tami Kegley submitted a letter in opposition

No Voicemails

Live Public Comment

Hector Cardenas provided live comment in opposition

Tami Kegley provided live comment 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 as presented.

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

Second: Commissioner McDaniel

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

Opposed: Gibbons

Motion Carried

Item # 5

ZONING CASE Z-2020-107000089 CD (Council District 5): A request for a change in zoning from "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for Auto and Light Truck Repair to "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for Welding Shop on Lots 9 and 10, Block 2, NCB 8086, located at 1720 Castroville Road. 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, 0 returned in favor and 0 returned in opposition. The Las Palmas and Westwood Square Neighborhood Association are in opposition.

M. Morales, 1720 Castroville, stated he would agree to terms from the community in order to operate his business and asked for approval.

Live Public Comment

Velma Pena, President of the Westwood Square Association, spoke in opposition

Written Public Comment

Westwood Square and Las Palmas was concerned but will support with all Neighborhood Conditions

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 as presented.

Motion: Commissioner Bustamante made a motion for approval with the following Conditions: Solid 6ft solid screen fence, work in an enclosure on the property, and work hours 8am to 6pm Monday through Friday and 8am to 1pm on Saturday.

Second: Commissioner Whyte

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

Opposed: None

Motion Carried

Item # 7

ZONING CASE Z-2020-10700114 (Council District 2): A request for a change in zoning from "R-6 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District and "R-6 CD MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for Multi-Family Dwellings not to exceed eleven units per acre or a total of 2 units to "C-2 MLOD-3 MLR-2" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on Lots 1, 2, 3, 4, 5, 6, the north 34.59 feet of Lot 10 through Lot 14, and the north 34.59 feet of Lot 15, Block 5, NCB 1181, located in the 2600 block of North Interstate 35. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2020-11600029) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)

Staff stated 19 notices were mailed to property owners within 200 feet, 5 returned in favor and 8 returned in opposition. Government Hill Alliance Neighborhood Association is in support and 14 are in support 16 are opposed outside the 200' radius.

Robert Wynn, Frost Bank Trust Representative stated the trust was trying to maximize their client's interest and asked for approval.

Written Public Comment

Yolanda Delfin submitted a letter in opposition
Amber Alonzo submitted a letter in opposition
Historic Westside Residents Association submitted a letter in opposition
Monica Savio submitted a letter in opposition
Mark C. Kusey submitted a letter in opposition
Max Tibbitts submitted a letter in opposition
Logan Fuller submitted a letter in opposition
Cosima Colvin submitted a letter in opposition
Dave Wilson submitted a letter in opposition
Mary Johnson submitted a letter in opposition
Frederica Kushner submitted a letter in opposition
Anisa Schell submitted a letter in opposition
Cynthia Spielman submitted a letter in opposition
Anthony Garcia submitted a letter in opposition
Margaret Leeds submitted a letter in opposition
Tami Kegley submitted a letter in opposition
John W. Felk Jr. submitted a letter in support
Richard Leal submitted a letter in support

Jaime Perez submitted a letter in support
Jose Padilla submitted a letter in opposition
Valerie Reynolds submitted a letter in opposition
A petition was submitted in support
Mary Helen Cervantes submitted a letter in opposition
Steve Versteeg submitted a letter in opposition
Ashley Versteeg submitted a letter in opposition
Betty Allen submitted a letter in opposition
Conservation Society submitted a letter in opposition

Voicemail Public Comment

Stella Ashley submitted a voicemail in favor
Tim Jean submitted a voicemail in opposition
Jose Arriaga submitted a voicemail in opposition
Ashton Gonzalez submitted a voicemail in opposition
Stacy Swan submitted a voicemail in opposition

Live public Comment

Steve Versteeg provided live comments in opposition
Rose Hill, Govt. Hill Alliance provided live comments in favor
Fernando Lozano provided live comments in favor
Lorenzo Ortiz provided live comments in opposition
Liz Franklin provided live comments in opposition
Dora Perez provided live comments in opposition
Diette Cole provided live comments 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 as presented.

Motion: Commissioner Jones made a motion for Approval of C-2

Second: Commissioner Gibbons

In Favor: Jones, Whyte, Gibbons

Opposed: Greathouse, McDaniel, Bustamante, Romero, Kamath, Hui, McGhee

Motion Failed

Motion: Romero made a motion to reconsider item #7

Second: Greathouse

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

Opposed: None

Motion Granted

Motion: Commissioner Gibbons **made a motion to approve to C-2**

Second: None

Motion Dies due to the lack of second

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

Second: McDaniel

In Favor: Bustamante, McDaniel, Greathouse, Romero, Kamath, Hui, McGhee

Opposed: Jones, Whyte, Gibbons

Motion Granted

Item # 6

ZONING CASE Z-2020-10700113 (Council District 2): A request for a change in zoning from "R-6 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District and "R-6 CD MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for Multi-Family Dwellings not to exceed three units per acre or a total of 3 units to "C-2 MLOD-3 MLR-2" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on Lots 1,2,3,4,7,8,9,10, Block 3, NCB 1178, located in the 2000 block of North Walters Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2020-11600028) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)

Staff stated 44 notices were mailed to property owners within 200 feet, 10 returned in favor, 8 returned in opposition and Government Hill Alliance is in support. 14 notices are in support, 16 in opposition outside the 200' radius.

Mr. Battles, Frost Bank Trust, gave a presentation regarding this project and explained the property is not for sale but for lease and were able to confirm a deal with Starbucks and asked for approval

Written Public Comment

Yolanda Delfin submitted a letter in opposition

Amber Alonzo submitted a letter in opposition

Historic Westside Residents Association submitted a letter in opposition

Monica Savio submitted a letter in opposition
Mark C. Kusey submitted a letter in opposition
Max Tibbitts submitted a letter in opposition
Logan Fuller submitted a letter in opposition
Cosima Colvin submitted a letter in opposition
Dave Wilson submitted a letter in opposition
Mary Johnson submitted a letter in opposition
Frederica Kushner submitted a letter in opposition
Anisa Schell submitted a letter in opposition
Cynthia Spielman submitted a letter in opposition
Anthony Garcia submitted a letter in opposition
Margaret Leeds submitted a letter in opposition
Tami Kegley submitted a letter in opposition
John W. Felk Jr. submitted a letter in support
Richard Leal submitted a letter in support
Jaime Perez submitted a letter in support
Jose Padilla submitted a letter in opposition
Valerie Reynolds submitted a letter in opposition
A petition was submitted in support
Mary Helen Cervantes submitted a letter in opposition
Steve Versteeg submitted a letter in opposition
Ashley Versteeg submitted a letter in opposition
Betty Allen submitted a letter in opposition
Conservation Society submitted a letter in opposition

Voicemails

Stella Ashley provided a voicemail in favor
Gloria Blanco provided a voicemail in opposition
Martin Perez provided a voicemail in opposition
Wendell Davis provided a voicemail in opposition
Kevin James provided a voicemail in opposition
Diana Rangel provided a voicemail in opposition
Gurgner Smith provided a voicemail in opposition
Jose S. Arriaga provided a voicemail in opposition
Mario Ricondo provided a voicemail in opposition
Stacy Schwan provided a voicemail in opposition

Live Public Comment

Steve Versteeg provided live public comments in opposition
Fernando Lozano live public comments in favor
Tiffany O'Neil provided live public comments in opposition
Lorenzo Ortiz provided live public comments in opposition
Liz Franklin provided live public comments in opposition
Dora Perez provided live public comments in opposition
Diette Cole provided live public comments in opposition
Rose Hill provided live public comments 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 McGhee asked for a motion as presented.

Motion: Commissioner Jones made a motion for Approval with a C-2 as amended

Second: Commissioner Gibbons

In Favor: Jones, Gibbons, Whyte

Opposed: Bustamante, Romero, Greathouse, Kamath, Hui, McDaniel, McGhee

Motion Failed

Motion: Commissioner Romero made a motion to reconsider

Second: Greathouse

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

Opposed: Gibbons

Motion Granted

Motion: Commissioner Romero made a motion for Denial with C-2 NA

Second: Bustamante

In Favor: Romero, Bustamante, Greathouse, Kamath, Hui, McDaniel, McGhee

Opposed: Jones, Gibbons, Whyte

Motion Granted for Denial

The Zoning Commission recessed at 6:45pm and reconvened at 6:56pm.

Item # 8

ZONING CASE Z-2020-10700118 (Council District 5): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for a Recycling Facility with Outside Storage and/or Processing (Excluding Metal Recycling Entity) on Lots 11,12,23 and 24, Block 8, NCB 2118, located at 1203 North Colorado Street and 1406 West Poplar Street. Staff recommends Approval. (Justin Malone, Planner 210-207-0157, Justin.Malone@sanantonio.gov; Development Services Department)

Staff stated 28 notices were mailed to property owners within 200 feet, 3 returned in favor, 8 returned in opposition and the Gardendale Neighborhood Association submitted a letter in opposed. The Westend Hope in Action Neighborhood Association is in favor. One response was received in favor outside the 200' radius.

Emily Weissler, Representative gave a detailed presentation regarding the project and also spoke of the community involvement and asked for approval.

Written Public Comments

Marcella Garza submitted a letter in opposition

Trip Warden submitted a letter in favor

West End Hope in Action Association submitted a letter in favor

A petition was submitted signed by 14 residents in opposition

No Live Comment

Voicemail Comments

Maricela Garza, President of the Gardendale Neighborhood Association provided a voicemail in opposition

Rafael Garza provided 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 as presented.

Motion: Commissioner Bustamante made a motion for Approval

Second: Commissioner Whyte

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

Opposed: Gibbons

Motion Carried

Item #9

ZONING CASE Z-2020-107000130 (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 "MF-18 MLOD-2 MLR-1 AHOD" Limited Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on the east 130 feet of Lot A1, NCB 13950, located at 5710 McDavitt Road. Staff recommends Denial. (Mercedes Rivas, Senior Planner, (210) 207-0215 Mercedes.Rivas2@sanantonio.gov, Development Services Department)

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

Nancy Camarillo requested a continuance to August 4, 2020

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 Hui motioned for **continuance to August 4, 2020**

Second: Commissioner Whyte

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

Opposed: None

Motion Granted

Item # 10

ZONING CASE Z-2020-10700131 (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-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lots 2, 3, 4, and 5, Block 3, NCB 8540, located at 2003 Castroville Road. Staff recommends Approval. (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services Department)

Staff stated 19 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition and Los Jardines and Westwood Square Neighborhood Associations are in support.

Juan and Linda Martinez stated this was their first attempt at a small business and wish to follow all the rules and codes and asked for the commissions 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.

Written Public Comment

Los Jardines Neighborhood Association submitted a letter of support

Westwood Square Neighborhood Association submitted a letter of support

Voicemails

Velma Pena, Westwood Square President submitted a voicemail in favor

Motion: Commissioner McGhee asked for a motion

Motion: Commissioner Hui made a motion to approve with conditions and C-1

Second: Commissioner McDaniel

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

Opposed: Gibbons

Motion Granted

Item # 12

ZONING CASE Z-2020-10700134 CD (Council District 2): A request for a change in zoning from "R-5 MLOD-3 MLR-1" Residential Single-Family 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 a Vocational Trade (Outside Storage and Training Area Permitted) on Lot 1A, NCB 10746, located at 2747 Rigsby Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 2020-11600037) (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services).

Staff stated 17 notices were mailed to property owners within 200 feet, 0 returned in favor, and 2 returned in opposition and no response from the Commanche Neighborhood Association.

Samuel Arraya stated he wishes to train students and open a technical school on the property and asked for approval.

Written Public Comment

David Monick submitted a letter in 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

Motion: Commissioner Jones made a motion for C-2 conditional use for a trade school

Second: Commissioner Romero

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

Opposed: Gibbons

Motion Granted

Item # 13 **ZONING CASE Z-2020-10700136 CD (Council District 1):** A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lots 29 and 30, Block 4, NCB 7295, located at 409 Agnes Drive. Staff recommends Approval. (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services Department)

Staff stated 37 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition and no registered neighborhood association.

Robert Gorena stated he wishes to rezone the property to R-5

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.

No Public Comment

Motion: Commissioner McGhee made a motion

Motion: Commissioner Greathouse made a motion for approval

Second: Commissioner Whyte

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

Opposed: None

Motion Granted

Item # 15 **ZONING CASE Z-2020-10700138 (Council District 3):** A request for a change in zoning from "C-2NA S AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Specific Use Authorization for an Indoor Rifle and Pistol Range to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 70, Block 6, NCB 10938, located at 848 Hot Wells Boulevard. Staff recommends Approval. (Justin Malone, Planner (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)

Staff stated 17 notices were mailed to property owners within 200 feet, 0 returned in favor, 1 returned in opposition and the Highland Hill Neighborhood Association is in support. 1 notice was received outside the 200' radius in support.

Ashley Farrimond, Representative spoke of all the community involvement, gave a detailed presentation and asked for the Commissions support

Written Public Comment

Highland Hills Neighborhood Association submitted a letter in support

Robert Wilson 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 Made a motion for approval

Second: Commissioner Kamath

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

Opposed: None

Motion Granted

Item # 18

ZONING CASE Z-2020-10700141 (Council District 1): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for five (5) dwelling units on Lot 15, the east 25 feet of Lot 14 and the west 25 feet of Lot 16, NCB 3098, located at 233 East Craig Place. Staff recommends Denial. (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services Department)

Staff stated 37 notices were mailed to property owners within 200 feet, 0 returned in favor, 10 returned in opposition and no response from the Tobin Hill Neighborhood Association. The Conservation Society of San Antonio is opposed and 1 notice was received in opposition outside the 200' radius.

Ashley Farrimond, representative requested a continuance to September 1, 2020

Written Public comment was continued till September 1, 2020

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 Greathouse made a motion for a continuance to September 1, 2020

Second: Commissioner McDaniel

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

Opposed: None

Motion Granted

Approval of Minutes

Consideration and Approval of the July 21, 2020 Zoning Commission Meeting Minutes

Motion: Commissioner McGhee asked for a motion as presented.

Motion: Bustamante

Second: McDaniel

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

Opposed: None

Motion Granted

Adjournment

There being no further business, the meeting was adjourned at 9:13pm

APPROVED BY: _____ OR _____
Joy McGhee, Chair

DATE: _____

ATTESTED BY: _____ DATE: _____
Melissa Ramirez, Assistant Director

DRAFT