

City of San Antonio



**Draft**

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

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**August 18, 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, Gibbons, Bustamante, McGhee, McDaniel, Sipes, Greathouse, Whyte, Kamath, Hui, Jones**
- **Absent: None**
- Cesar Chavez and Jacqueline Payan from 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*

**No items have been postponed or withdrawn**

**COMBINED CONSENT AGENDA 1:**

- Item # 5**     **ZONING CASE Z-2020-10700155 (Council District 2):** A request for a change in zoning from "O-2 NCD-9 AHOD" High-Rise Office Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District to "R-4 NCD-9 AHOD" Residential Single-Family Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District on Lot 5, NCB 6300 located at 326 Nika Street. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)

Staff stated 24 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition and Government Hill Alliance Neighborhood Association is in support.

**Live Public Comment**

Rosa Hill, President Government Hill Alliance Neighborhood Association is in support

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

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

**Second:** Commissioner Whyte

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

**Opposed:** None

**Motion Carried**

- Item # 6**     **ZONING CASE Z-2020-10700156 (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 "R-5 CD MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District with Conditional Use for four (4) dwelling units on Lot 38, Block 1, NCB 10733, located at 4419 North Hein Road. Staff recommends Approval.(Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)

Staff stated 17 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and the Hein Orchard Neighborhood Association is in support. 3 letters were received in favor outside the 200' radius.

**No Public Comment**

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

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

**Second:** Commissioner Whyte

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

**Opposed:** None

**Motion Carried**

**Item #8**

**ZONING CASE Z-2020-10700159 CD (Council District 8):** A request for a change in zoning from "C-2 GC-1 UC-1 MLOD-1 MLR-1" Commercial Hill Country Gateway Corridor IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 District to "C-2 CD GC-1 UC-1 MLOD-1 MLR-1" Commercial Hill Country Gateway Corridor IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 District with a Conditional Use for Motor Vehicle Sales (Full Service) on Lots P-38E and Lot P-38F, NCB 18333, located at 20865 West Interstate 10. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2020-11600043) (Lorianne Thennes, Planner 210-207-7945, [lorianne.thennes@sanantonio.gov](mailto:lorianne.thennes@sanantonio.gov); Development Services Department)

Staff stated 5 notices were mailed to property owners within 200 feet, 1 returned in favor and 0 returned in opposition and there was no response from the Friends of San Antonio Natural Areas.

**No Public Comment**

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

**Second:** Commissioner Whyte

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

**Opposed:** None

**Motion Carried**

**Item # 9**

**ZONING CASE Z-2020-10700160 (Council District 2):** A request for a change in zoning from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "R-2 AHOD" Residential Single-Family Airport Hazard Overlay District on the north 47 feet of Lot 31 and Lot 32, Block 53, NCB 1626, located at 1205 South Olive Street. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, [lorianne.thennes@sanantonio.gov](mailto:lorianne.thennes@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 the Denver Heights Neighborhood Association is in support.

**No Public Comment**

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

**Second:** Commissioner Whyte

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

**Opposed:** None

**Motion Carried**

**Item # 11**

**ZONING CASE Z-2020-10700162 (Council District 2):** A request for a change in zoning from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "R-2 AHOD" Residential Single-Family Airport Hazard Overlay District on the south 42.5 feet of Lot 9, Block 2, NCB 1028, located at 922 South Pine 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, 0 returned in favor and 0 returned in opposition and the Denver Heights Neighborhood Association is in support.

**No Public Comment**

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

**Second:** Commissioner Whyte

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

**Opposed:** None

**Motion Carried**

- Item # 13**      **ZONING CASE Z-2020-10700165 (Council District 4):** A request for a change in zoning from "DR MLOD-2 MLR-1 AHOD" Development Reserve 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 Lot P-4C, Lot P-68, CB 430; Lot P-68, Lot P-4B, NCB 14493, generally located at 9300 Old Pearsall Road. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, justin.malone@sanantonio.gov, Development Services Department)

Staff stated 7 notice was mailed to property owners within 200 feet, 1 returned in favor and 0 returned in opposition and there was no response from the People Active in Community Effort Neighborhood Association and the South West Community Neighborhood Association.

**No Public Comment**

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

**Second:** Commissioner Whyte

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

**Opposed:** None

**Motion Carried**

- Item # 15**      **ZONING CASE Z-2020-10700167 (Council District 2):** A request for a change in zoning from "I-1 MLOD-3 MLR-1 AHOD" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "MF-25 MLOD-3 MLR-1 AHOD" Low Density Multi-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 7.899 acres out of NCB 17983, generally located in the 4000 block of Woodlake Parkway. Staff recommends Approval, Pending Plan Amendment. (Associated Plan Amendment PA-2020-11600047)(Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services).

Staff stated 6 notices were mailed to property owners within 200 feet, 2 returned in favor, 0 returned in opposition and there was 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 Whyte

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

**Opposed:** None

**Motion Carried**

- Item # 16**     **ZONING CASE Z-2020-10700168 (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 2 Airport Hazard Overlay District to "IDZ-2 MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, "MF-18" Limited Density Multi-Family District and Stone Fabrication on 0.389 acres out of NCB 2875, located at 316 Forrest Avenue. 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, 1 returned in favor and 0 returned in opposition. The Collins Garden 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 Whyte

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

**Opposed:** None

**Motion Carried**

- Item # 17**     **ZONING CASE Z-2020-10700169 (Council District 2):** A request for a change in zoning from "C-2 RIO-1 UC-2 NCD-9 AHOD" Commercial River Improvement Overlay Broadway Urban Corridor Westfort Neighborhood Conservation Airport Hazard Overlay District to "IDZ-2 RIO-1 UC-2 NCD-9 AHOD" Medium Intensity Infill Development Zone River Improvement Overlay Broadway Urban Corridor Westfort Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on 0.7101 acres out of NCB 3594, located at 2600 Broadway Street. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Staff stated 20 notices were mailed to property owners within 200 feet, 1 returned in favor and 0 returned in opposition. The Westfort Alliance Neighborhood Association did not respond.

**No Public Comment**

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

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

**Second:** Commissioner Whyte

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

**Opposed:** None

**Motion Carried**

**Item # 18**

**ZONING CASE Z-2020-10700170 (Council District 1):** A request for a change in zoning from "I-1 S AHOD" General Industrial Airport Hazard Overlay District with a Specific Use Authorization for Metal Products-Fabrication to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 0.1458 acres out of NCB 6615, located at 102 Jon Ann Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2020-11600048) (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Staff stated 9 notices were mailed to property owners within 200 feet, 6 returned in favor, 0 returned in opposition and no response from the Uptown Neighborhood Association.

**No Public Comment**

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

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

**Second:** Commissioner Whyte

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

**Opposed:** None

**Motion Carried**

**COMBINED CONSENT AGENDA 2:**

**Commissioner Whyte recused himself from item # 14 at 1:12pm and returned after the vote at 1:14pm**

- Item # 14**     **ZONING CASE Z-2020-10700166 (Council District 4):** A request for a change in zoning from "I-2 MLOD-2 MLR-1 AHOD" Heavy Industrial 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 2.178 acres out of NCB 13659, generally located at 8019 Interstate Highway 35 South. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2020-11600046)     (Victoria     Castro,     Planner,     (210)     207-2736, Victoria.Castro@Sanantonio.gov, Development Services).

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

**No Public Comments**

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 Kamath made a motion for Approval

**Second:** Commissioner Jones

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

**Opposed:** None

**Recused:** Whyte

**Motion Carried**

**Individual Consideration:**

- Item # 1**     Discussion and Consideration of an amended Resolution adopting changes to the Commission Meeting Format.

Staff opened conversation for the Resolution changes to the meeting format. After a lengthy discussion

**Motion:** Commissioner Bustamante made a motion on section 3.B.2 to include:



“Any letter or all letters received in support or opposition of a given item shall be read into the record”

**Motion:** Commissioner Gibbons made an amendment to state at all Virtual Meetings staff will read all letters and emails into the record

**Second:** No second. Motion Dies

**Motion:** Commissioner Gibbons wishes to amend section 3.B.2 to state:

For all virtual meetings with the Zoning Commission or Advisory Board to City Council To read all letters, emails and play all calls that are not duplicates into the record unless modified by the Commission during that meeting to only read how many are in favor or opposed

**Second:** Commissioner Whyte

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

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

**Opposed:** McGhee, Hui, Whyte, Jones, Romero, Bustamante, Sipes, McDaniel

**Motion Failed**

**Motion:** Commissioner Bustamante made a motion amending section 3.B.2 which stated:

For Virtual Meetings staff will read into the record the consent items and indicate for the official written record the number of letters received in support or in opposition. On the motion of any commissioner and with the concurrence of the majority of the commissioners present all non-duplicative letters received relating to a given item shall be read into the record.

**Second:** Commissioner Romero

**Motion:** Commissioner Gibbons made an amendment to strike the sentence “with the concurrence of the commissioners present”

**Second:** Jones

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

Commissioner Bustamante and Gibbons both rescinded their motions.

**Motion:** Commissioner Gibbons made a motion to table item #1 to September 1, 2020

**Second:** Hui

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

**In Favor:** McGhee, Hui, Gibbons

**Opposed:** Whyte, Jones, Romero, Bustamante, Sipes, McDaniel Greathouse, Kamath

**Motion Failed**

**Main Motion with amendments**

**Motion:** Commissioner Bustamante made a motion regarding section 3A:

**3. Combined Hearing (Comment) Zoning Cases Open Hearing and Motion.**

**A. Combined Hearing (Consent) Cases are defined to be those which;**

- 1. Have staff approval**
- 2. Are not SAWS related;**
- 3. Have no opposition (to speak in person or call in during a virtual meeting;**
- 4. Have no objection or request for additional information by a commissioner**

**3.B.2 For Virtual Meetings: Staff will read into the record the consent items and indicate for the written record the number of letters received in support or opposition. On the Motion of any commissioner, and with the concurrence of a majority of the commissioners present, all letters received relating to a given item shall be read for the record.**

**Second:** Commissioner Romero

**Motion:** Commissioner Gibbons made a motion to call the Question

**Second:** Jones

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

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

**Opposed:** McDaniel,

**Motion Granted**

**Commissioner McGhee called for the Main Motion with Amendments**

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

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

**Opposed:** McDaniel, Gibbons

**Motion Granted**

**Item # 2**

**ZONING CASE Z-2020-10700135 ERZD (Council District 10):** A request for a change in zoning from "C-3R ERZD AHOD" General Commercial Restrictive Alcoholic Edwards Recharge Zone Airport Hazard Overlay District to "C-2 ERZD AHOD" Commercial Edwards Recharge Zone Airport Hazard Overlay District on 1.760 acres out of NCB 17726, generally located on the 5000 block of North Loop 1604 East and the 17400 block of O'Connor Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA2020-11600040) (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Staff stated 7 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition with no registered neighborhood association.

Michael Escalante, SAWS stated they have reviewed the application and recommends approval with all recommendations.

Kevin Love, 2610 US HWY 281 stated the applicant wishes to build a Las Palapas and needs to change the zoning in order to serve alcohol.

**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 Whyte made a motion for approval.

**Second:** Commissioner Greathouse

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

**Opposed:** None

**Not present for the vote:** Gibbons (2:10pm)

**Motion Granted**

**Item # 3**

**(Continued from 08/04/2020) ZONING CASE Z-2020-10700151 CD (Council District 2):** A request for a change in zoning from "C-3 MLOD-3 MLR-2" General Commercial Martindale Army Airfoeld Military Lighting Overlay Military Lighting Region-2 District to "C-1 CD MLOD-3 MLR-2" General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region-2 District with a Conditional Use for an RV Park on 0.2941 acres out of NCB 10319, located at 2050 Rigsby Avenue. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services).

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

Applicant was not available

**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 Jones made a motion for a **continuance to September 1, 2020**

**Second:** Commissioner Whyte

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

**Opposed:** None

**Not present for the vote:** Gibbons (2:10pm)

**Motion Granted**

**Commissioner Gibbons returned to the meeting at 2:20pm**

**Item # 4**

**ZONING CASE Z-2020-10700142 (Council District 3):** 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 and "R-5 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District

to "C-1 MLOD-3 MLR-1" Light Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District and "C-1 MLOD-3 MLR-2" Light Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on Lot P-10 and Lot P-11, NCB 10777, located at 4635 Sinclair Road. Staff recommends Denial. (Associated Plan Amendment Case PA2020-11600033) (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services Department)

Staff stated 23 notices were mailed to property owners within 200 feet, 1 returned in favor, 6 returned in opposition. There was no response from the Jupe Manor or the Lower Southeast side Neighborhood Associations. There was one letter received in opposition outside the 200' radius.

Nicolas Harris, 4635 Sinclair Rd, gave a brief history on the project and stated they listened to the community and changes were made from their discussions.

#### **Written Public Comment**

Jaime Rios submitted a letter in favor  
David Gonzalez submitted a letter in opposition  
Wendy Hernandez submitted a letter in opposition  
Leopold Ginglewood submitted a letter in opposition  
Allen Ochs submitted a letter in opposition  
Burt Huble submitted a letter in opposition  
Jose Mantle submitted a letter in opposition  
Eric Insa 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 made a motion for a **continuance to September 1, 2020**

**Second:** Commissioner Bustamante

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

**Opposed:** None

**Motion Granted**

**The Zoning Commission recessed at 3:02pm and returned to session at 3:10pm**

#### **Item # 7**

**ZONING CASE Z-2020-10700158 CD (Council District 4):** A request for a change in zoning from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-6 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Conditional Use for two (2) dwelling units on Lot

18, Block 8, NCB 15508, located at 334 Altitude Drive. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, justin.malone@sanantonio.gov, Development Services Department)

Staff stated 22 notices were mailed to property owners within 200 feet, 0 returned in favor, 5 returned in opposition. Lackland Terrace Neighborhood Association is opposed. Two letters received in opposition outside the 200' radius.

Robert Herrera 334 Altitude Drive clarified that the project were townhomes to be sold and requested a continuance to September 15, 2020.

**Written Public Comment**

Henrietta Ramirez submitted a letter in opposition  
Albert Gutierrez submitted a letter in opposition  
Gloria Torrez submitted a letter in opposition  
Beatriz Ramirez submitted a letter in opposition  
Amelia Nanez submitted a letter in opposition  
Richard Southland submitted a letter in opposition  
Melinda Lechuga submitted a letter in opposition  
David Gusaline submitted a letter in opposition  
Kerry McFadden 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 Kamath made a motion for a **continuance to September 15, 2020**

**Second:** Commissioner Whyte

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

**Opposed:** None

**Motion Granted**

**Commissioner Greathouse recused herself before item #10 at 3:29 and returned to the meeting at 3:38pm**

**Item # 10**     **ZONING CASE Z-2020-10700161 (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 "MF-25 MLOD-2 MLR-2 AHOD" Low Density Multi-Family Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 18.042 acres out of CB 4295 and CB 4301, generally located in the 13000 block of Watson Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan

Amendment PA-2020-11600044) (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, 0 returned in opposition. There was no registered neighborhood association.

Kevin DeAnda, Brown and Ortiz, gave a short presentation regarding his project then proceeded to introduce Nick Walsh of the NPR Group who was available to answer questions

### **Public Comment**

#### **Voicemail**

Salvador Flores stated he had questions and 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.

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

**Second:** Commissioner Bustamante

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

**Opposed:** None

**Abstained:** Gibbons

**Recused:** Greathouse

**Motion Granted**

### **Item # 12**

**ZONING CASE Z-2020-10700164 (Council District 7):** A request for a change in zoning from "R-6 H AHOD" Residential Single-Family Monticello Park Historic Airport Hazard Overlay District and "R-6 H UC-3 AHOD" Residential Single-Family Monticello Park Historic Fredericksburg Urban Corridor Airport Hazard Overlay District to "C-2 H AHOD" Commercial Monticello Park Historic Airport Hazard Overlay District and "C-2 H UC-3 AHOD" Commercial Monticello Park Historic Fredericksburg Urban Corridor Airport Hazard Overlay District on Lots 18-23, and the east 40 feet of Lot 17, Block 17, NCB 6707, located at 2507 Fredericksburg Road. 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 for R6-S, 1 returned in opposition of C-2. The Monticello Park Neighborhood Association is in support of R6-S. There was no response from the Los Angeles Heights Neighborhood Association.

Applicant was not present

**No Public Comment**

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

**Motion:** Commissioner Sipes made a motion for **a continuance to September 1, 2020**

**Second:** Commissioner Bustamante

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

**Opposed:** None

**Motion Granted**

**Approval of Minutes**

Consideration and Approval of the August 4, 2020 Zoning Commission Meeting Minutes

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

**Motion:** Bustamante

**Second:** Whyte

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

**Opposed:** None

**Motion Granted**

**Adjournment**

There being no further business, the meeting was adjourned at 3:45pm



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

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

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

DRAFT