

City of San Antonio



**Draft**

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

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**December 15, 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: Greathouse, Jones, Kamath, Hui, Romero, Gibbons, Whyte, McDaniel, Sipes, Bustamante, McGhee
- Absent: None
- 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:*

**#1 Z-2020-10700213 S (Council District 1) --Postponed**

**#2 Z-2020-10700132 (Council District 4) --Postponed**

**#3 Z-2020-10700272 (Council District 4) -- Postponed**

**COMBINED CONSENT AGENDA #1:**

**Item #6**     **ZONING CASE Z-2020-10700238 (Council District 5):** A request for a change in zoning from "R-4 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 and for four (4) residential units on 0.2411 acres out of NCB 3873, located at 119 Pruitt Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment, PA-2020-11600068) (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 0 returned in opposition and the Collins Garden Neighborhood Association is in favor.

**No Public Comment**

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

**Second:** Commissioner McDaniel

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

**Opposed:** None

**Motion Carried**

**Item #7**     **ZONING CASE Z-2020-10700255 (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 MLOD-3 MLR-1" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District on Lot B, NCB 10744, located at 2700 Rigsby Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment, PA-2020-11600069) (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)

Staff stated 19 notices were mailed to property owners within 200 feet, 0 returned in favor and 1 returned in opposition and no response from the Camanche Neighborhood Association.

**Public Comment:**

Robert Borchers, notice in opposition.

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

**Second:** Commissioner McDaniel

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

**Opposed:** None

**Motion Carried**

**Item # 8**     **ZONING CASE Z-2020-10700259 CD (Council District 1)**: A request for a change in zoning from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 15, Block 1, NCB 8395, located at 105 Renner Drive. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

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

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

**Second:** Commissioner McDaniel

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

**Opposed:** None

**Motion Carried**

**Item # 10**    **ZONING CASE Z-2020-10700262 (Council District 5):** A request for a change in zoning from "R-6 RIO-4 MC-1 AHOD" Residential Single-Family River Improvement Overlay Roosevelt Metropolitan Corridor Airport Hazard Overlay District, "R-6 RIO-4 AHOD" Residential Single-Family River Improvement Overlay Airport Hazard Overlay District and "C-2NA RIO-4 MC-1 AHOD" Commercial Nonalcoholic Sales River Improvement Overlay Roosevelt Metropolitan Corridor Airport Hazard Overlay District to "IDZ-1 RIO-4 MC-1 AHOD" Limited Intensity Infill Development Zone River Improvement Overlay Roosevelt Metropolitan Corridor Airport Hazard Overlay District with uses permitted for six (6) dwelling units and "IDZ-1 RIO-4 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for six (6) dwelling units on Lot 1, Lot 2, and Lot 3, NCB 6306, located at 214 Yellowstone Street. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Staff stated 36 notices were mailed to property owners within 200 feet, 0 returned in favor and 0 returned in opposition and the Roosevelt Park Neighborhood Association is in support.

**Public Comment:**

Martha Henry, 216 Yellowstone, voicemail in support.

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

**Second:** Commissioner McDaniel

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

**Opposed:** None

**Motion Carried**

**Item # 11**    **ZONING CASE Z-2020-10700263 (Council District 2):** A request for a change in zoning from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 8, Block 43, NCB 652, located at 907 South Hackberry Street. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, [lorianne.thennes@sanantonio.gov](mailto:lorianne.thennes@sanantonio.gov), Development Services Department)

Staff stated 33 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.

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

**Second:** Commissioner McDaniel

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

**Opposed:** None

**Motion Carried**

**Item # 12**    **ZONING CASE Z-2020-10700264 (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 MLOD-3 MLR-1" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District on Lot 10 and Lot 11, NCB 10757, located at 3043 Rigsby 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, 0 returned in favor and 0 returned in opposition and no response from the Commanche Neighborhood Association.

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

**Second:** Commissioner McDaniel

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

**Opposed:** None

**Motion Carried**

**Item # 13**    **ZONING CASE Z-2020-10700265 (Council District 5):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "O-1" Office District and four (4) dwelling units on Lot 19, Block 1, NCB 2181, located at 523 Ruiz Street. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, [lorianne.thennes@sanantonio.gov](mailto:lorianne.thennes@sanantonio.gov), Development Services Department)

Staff stated 32 notices were mailed to property owners within 200 feet, 1 returned in favor and 0 returned in opposition and the Gardendale Neighborhood Association is in support. One (1) notice in favor was received from outside the 200 feet radius.

**Public Comment:**

Maricela Garza, 409 Arbor, President of Gardendale NA, voicemail in support.

Rafael Garza, 409 Arbor, Vice-President of Gardendale NA, voicemail in support.

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

**Second:** Commissioner McDaniel

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

**Opposed:** None

**Motion Carried**



**Item # 15**    **ZONING CASE Z-2020-10700267 (Council District 5):** A request for a change in zoning from "R-6 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 fourteen (14) dwelling units on 0.941 acres out of NCB 6765, located at 821, 833, and 835 Probandt Street. 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 Lone Star Neighborhood Association.

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

**Second:** Commissioner McDaniel

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

**Opposed:** None

**Motion Carried**

**Item # 16**    **ZONING CASE Z-2020-10700268 (Council District 6):** A request for a change in zoning from "C-2NA MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales 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-83B, Block 53, NCB 15591, located at 7060 West Military Drive. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)

Staff stated 30 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.

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

**Second:** Commissioner McDaniel

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

**Opposed:** None

**Motion Carried**

**Item # 17** **ZONING CASE Z-2020-10700269 (Council District 2):** A request for a change in zoning from "I-2 MLOD-3 MLR-2 AHOD" Heavy Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-1 MLOD-3 MLR-2 AHOD" Limited Intensity Infill Development Zone Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for two (2) dwelling units on Lot 9 and Lot 10, NCB 6056, located at 1222 Sherman Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2020-11600074) (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services).

Staff stated 29 notices were mailed to property owners within 200 feet, 0 returned in favor and 1 returned in opposition and no registered neighborhood association.

**Public Comment:**

Rebecca and Bacilio Reyes, 403 Moten, notice in opposition.

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

**Second:** Commissioner McDaniel

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

**Opposed:** None

**Motion Carried**

**Item # 19    ZONING CASE Z-2020-10700271 CD (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 "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair on Lot 7, Block 43, NCB 19300, generally located in the 10000 block of Potranco Road. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, [lorianne.thennes@sanantonio.gov](mailto:lorianne.thennes@sanantonio.gov), Development Services Department)

Staff stated 23 notices were mailed to property owners within 200 feet, 1 returned in favor and 1 returned in opposition and no registered neighborhood association.

**Public Comment:**

Killen, Griffin, and Farrimond, 100 NE Loop 410, notice in favor.

Tawana Leak, 10119 Westover Bluff, notice in opposition.

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

**Second:** Commissioner McDaniel

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

**Opposed:** None

**Motion Carried**

**COMBINED CONSENT AGENDA #2:**

**Item # 4**     **(Continued from 12/01/2020) ZONING CASE Z-2020-10700220 (Council District 3):** A request for a change in zoning from "FR" Farm and Ranch District and "FR AHOD" Farm and Ranch Airport Hazard Overlay District to "R-4" Residential Single-Family District and "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot TR-11, Block 11, CB 4069B, located at 4345 Mickey Road. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)

Staff stated 12 notices were mailed to property owners within 200 feet, 0 returned in favor and 1 returned in opposition and no registered neighborhood association within 200 feet. Outside the 200 feet radius the Southton Community Association, is in support.

**No Public Comment**

**Motion:** Commissioner Sipes made a motion for a continuance to January 19, 2021.

**Second:** Commissioner Kamath

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

**Opposed:** None

**Motion Carried for Continuance to January 19, 2021.**

**Item # 14** **ZONING CASE Z-2020-10700266 (Council District 1):** A request for a change in zoning from "C-3 NCD-1 AHOD" General Commercial South Presa Street and South St. Mary's Street Neighborhood Conservation Airport Hazard Overlay District to "IDZ-2 NCD-1 AHOD" Medium Intensity Development Zone South Presa Street and South St. Mary's Street Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and for ten (10) dwelling units on Lots 1 through 6, NCB 6857, located at 114 West Carolina Street. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)

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

**No Public Comment**

**Motion:** Commissioner Sipes made a motion for a continuance to January 19, 2021.

**Second:** Commissioner Kamath

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

**Opposed:** None

**Motion Carried for Continuance to January 19, 2021.**

**Item # 18**    **ZONING CASE Z-2020-10700270 (Council District 4):** A request for a change in zoning from "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "MF-33 MLOD-2 MLR-1 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 25.427 acres out of NCB 15133, generally located in the 3600 block of Crooked Trail. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services).

Staff stated 13 notice was mailed to property owners within 200 feet, 0 returned in favor and 1 returned in opposition and the Valley Hi North Neighborhood Association is in opposition.

**Public Comment:**

Andrea P Chabak, 227 Harrow, notice in opposition.

**Motion:** Commissioner Sipes made a motion for a continuance to January 19, 2021.

**Second:** Commissioner Kamath

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

**Opposed:** None

**Motion Carried for Continuance to January 19, 2021.**

**Individual Items for Consideration:**

**Item # 5**     **ZONING CASE Z-2020-10700218 (Council District 9):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-1 MLOD-1 MLR-2 AHOD" General Industrial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District and "C-3 MLOD-2 MLR-2 AHOD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 10.35 acres out of NCB 17261, generally located in the 800 block of West Rhapsody Drive. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, [lorianne.thennes@sanantonio.gov](mailto:lorianne.thennes@sanantonio.gov), Development Services Department)

Staff stated 17 notices were mailed to property owners within 200 feet, 0 returned in favor and 0 returned in opposition and no registered neighborhood association. The D9 Neighborhood Alliance is in support.

Cory Hawkins, Beaty Palmer Architects, applicant, stated the purpose of the rezoning request is regarding a re-platting project for a Senior Center.

**Public Comment:**

Dawn Baamonde, 11601 Intrigue Dr, email in support.

Gae Bjork, 435 Fantasia Dr., email in support

Arthur Downey, President, D9NA email 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 Gibbons made a motion for Approval.

**Second:** Commissioner Jones

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

**Opposed:** None

**Motion Carried**



- Item # 20**    **ZONING CASE Z-2020-10700273 (Council District 3):** A request for a change in zoning from "FR" Farm and Ranch District to "MHC" Manufactured Housing Conventional District on 526 acres out of CB 4010, located at 21193 Lamm Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA2020-11600076) (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Staff stated 3 notices were mailed to property owners within 200 feet, 0 returned in favor and 0 returned in opposition and no registered neighborhood association.

Caroline McDonald, Brown & Ortiz, stated the rezoning request is for a Homestead Manufactured Housing Community.

**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:** Chair McGhee made a motion for Approval.

**Second:** Commissioner Jones

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

**Opposed:** None

**Motion Carried**

**Item # 9**     **ZONING CASE Z-2020-10700261 CD (Council District 7):** 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 "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Auto And Light Truck Repair on Lot 25 and Lot 26, Block 1, NCB 11998, located at 135 Tellez Avenue. Staff recommends Denial. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Staff stated 61 notices were mailed to property owners within 200 feet, 0 returned in favor and 0 returned in opposition and no registered neighborhood association.

Hector Terrazas stated the rezoning request is for parking cars only.

**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 Approval with the following conditions:

1. No access from Tellez Avenue.
2. Parking of vehicles only, and no repair on the property.

**Second:** Commissioner Whyte

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

**Opposed:** None

**Motion Carried**

**Item #21**                      Consideration and Approval for the December 1, 2020 Zoning Commission minutes.

**Motion:** Commissioner Bustamante made a motion to approve the December 1, 2020 minutes.

**Second:** Commissioner Whyte

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

**Opposed:** None

**Motion Carried**

**Item #22**                      Re-consideration and Approval for the November 17, 2020 Zoning Commission minutes.

**Motion:** Commissioner Bustamante made a motion to approve the November 17, 2020 minutes.

**Second:** Commissioner Whyte

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

**Opposed:** None

**Motion Carried**

## **Adjournment**

There being no further business, the meeting was adjourned at 2:13 pm

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

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

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