

City of San Antonio



Draft

Zoning Commission Minutes
Development and Business
Services Center
1901 South Alamo

March 16, 2021

1:00PM

Videoconference

Zoning Commission Members

A majority of appointive Members shall constitute a quorum.

John Bustamante, Chair, District 5
Robert Sipes, Vice-Chair, District 7
Summer Greathouse, Pro-Tem, District 1

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

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

- Roll Call
- Present: Greathouse, Jones, Kamath, Hui, Gibbons, Whyte, McDaniel, Sipes, Bustamante, McGhee
- Absent: Romero
- 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:

COMBINED CONSENT AGENDA #1:

- Item # 2** **ZONING CASE Z-2020-10700229 S (Council District 4):** A request for a change in zoning from "NP-8 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "L S AHOD" Light Industrial Airport Hazard Overlay District with a Specific Use Authorization for a Welding Shop on 2.48 acres out of CB 4298, located at 13870 Watson Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA2020-11600073) (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, returned in favor and 0 returned in opposition and no registered Neighborhood Association.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Greathouse

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

Opposed: None

Motion Carried

- Item # 3** **ZONING CASE Z-2020-10700253 (Council District 6):** A request for a change in zoning from "C-2" Commercial District to "R-4" Residential Single-Family District on 1.389 acres out of CB 4450 and CB 4451, generally located in the 13500 block of Culebra Road. Staff recommends Approval. (Justin Malone, Planner (210) 207-0157, Justin.Malone@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 no registered Neighborhood Association.

Public Comment

Kevin DeAnda, Brown & Ortiz, representative, in Favor

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Greathouse

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

Opposed: None

Motion Carried

Item # 4 ZONING CASE Z-2020-10700256 (Council District 3): A request for a change in zoning from "R-4 RIO-4 AHOD" Residential Single-Family River Improvement Overlay Airport Hazard Overlay District to "IDZ-1 RIO-4 AHOD" Limited Intensity Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and four (4) dwelling units on 0.094 acres out of NCB A-9, located at 116 West Mitchell Street. 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, 1 returned in favor and 0 returned in opposition and the Lonestar Neighborhood Association had no response. 4 notices were received outside the 200' radius are in support.

Public Comment

Idalia Menoza, 112 Mitchell, Favor inside 200' radius
Hermelinda Mendoza, 205 Mitchell, Favor outside 200' radius
Mary Zendejas, 212 W. Mitchell, Favor outside 200' radius
Irene Ryker, 210 Mitchell, Favor outside 200' radius
Valentin Gonzalez, 300 Mitchell, Favor outside 200' radius

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Greathouse

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

Opposed: None

Motion Carried

Item # 7 **ZONING CASE Z-2020-10700296 (Council District 1 and 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 for six (6) dwelling units on Lots 11-13, Block 5, NCB 2263, located at 1611 West Travis Street, 1615 West Travis Street and 1617 West Travis Street. 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 0 returned in opposition and no response from the Prospect Hill Neighborhood Association. The Conservation Society of San Antonio is opposed.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Greathouse

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

Opposed: None

Motion Carried

Item # 8 **ZONING CASE Z-2020-10700304 (Council District 1):** 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 "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 11 and Lot 12, Block 16, NCB 2171, located at 903 North Hamilton Street. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

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

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Greathouse

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

Opposed: None

Motion Carried

Item # 10 **ZONING CASE Z-2020-10700306 CD (Council District 3):** 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 "R-6 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lots 9-11, Block 100, NCB 9370, located at 611 Aaron Place. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

Staff stated 32 notices were mailed to property owners within 200 feet, 0 returned in favor and 1 returned in opposition and there is no registered neighborhood association.

Public Comment

Jose and Teresa Galvan, 602 Clovis, opposed

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Greathouse

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

Opposed: None

Motion Carried

- Item # 11** **ZONING CASE Z-2020-10700308 CD (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 to "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 Two (2) Dwelling Units on Lot 15, Block 5, NCB 12835, located at 1303 Norfleet Street. Staff recommends Approval. (Justin Malone, Planner (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)

Staff stated 23 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 had no response.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Greathouse

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

Opposed: None

Motion Carried

Item # 14 **ZONING CASE Z-2021-10700004 (Council District 4):** A request for a change in zoning from "NP-15 MLOD-2 MLR-2 AHOD" Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-5 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 33.4225 acres out of CB 4295, generally located in the 12000 block of Somerset Road. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Staff stated 8 notices were mailed to property owners within 200 feet, 1 returned in favor and 0 returned in opposition and there is no registered neighborhood association.

Public Comment

Patricia L Crawford, 12000 Somerset Road

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Greathouse

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

Opposed: None

Motion Carried

Item # 15 **ZONING CASE Z-2021-10700008 CD (Council District 1):** A request for a change in zoning from "RM-4 CD AHOD" Residential Mixed Airport Hazard Overlay District with a Conditional Use for a Daycare to "RM-4 CD AHOD" Residential Mixed Airport Hazard Overlay District with a Conditional Use for Caterers and Catering Shop (No On-Premises Food Services) on Lot 11, NCB 11690, located at 3838 West Avenue and 3900 West Avenue. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@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 the North Central Neighborhood Association is in support.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Greathouse

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

Opposed: None

Motion Carried

Item # 16 **ZONING CASE Z-2021-10700009 CD (Council District 5):** A request for a change in zoning from "C-3NA MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units on Lot 37 and Lot 38, Block 3, NCB 2425, located at 2203 El Paso Street. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Staff stated 64 notices were mailed to property owners within 200 feet, 0 returned in favor and 0 returned in opposition and the Historic Westside Residents Association had no response.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Greathouse

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

Opposed: None

Motion Carried

- Item # 18** **ZONING CASE Z-2021-10700012 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 AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot A7, NCB 1718, located at 339 East French Place. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, lorianne.thennes@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 the Tobin Hill Neighborhood Association is in support.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Greathouse

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

Opposed: None

Motion Carried

- Item # 19** **ZONING CASE Z-2021-10700013 (Council District 8):** A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 3.411 acres out of NCB 13663, generally located in the 8400 block of Floyd Curl Drive. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, 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 is no registered neighborhood association.

Public Comment

San Antonio Medical Foundation, PO Box 39736, favor

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Greathouse

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

Opposed: None

Motion Carried

- Item # 21** **ZONING CASE Z-2021-10700015 HL (Council District 1):** A request for a change in zoning from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "C-3R HL AHOD" General Commercial Restrictive Alcoholic Sales Historic Landmark Airport Hazard Overlay District on the south 83.34 feet of Lots 11 and 12, Block 39, NCB 1865, located at 2602 North Flores Street. 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, 1 returned in favor and 0 returned in opposition and the Alta Vista Neighborhood Association is in Support.

Public Comment

Cynthia Cantu, 2602 N. Flores, support

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Greathouse

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

Opposed: None

Motion Carried

CONSENT AGENDA #2:

Item # 12 **ZONING CASE Z-2021-10700002 (Council District 5):** A request for a change in zoning from "IDZ MLOD-2 MLR-2 AHOD" Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial 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 a Tattoo Parlor/Studio on Lot A2, NCB 2828, located at 1913 South Flores Street. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

Staff stated 14 notices were mailed to property owners within 200 feet, 0 returned in favor and 0 returned in opposition and the Collins Gardens Neighborhood Association is opposed.

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 April 6, 2021.

Second: Commissioner Jones

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

Opposed: None

Motion Carried

Item # 13 **ZONING CASE Z-2021-10700003 (Council District 4):** A request for a change in zoning from "NP-15 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "MXD AHOD" Mixed Use Airport Hazard Overlay District on 123.9 acres out of CB 4296 and CB 4298, generally located at 14850 Watson Road and 14970 Watson Road. Staff recommendation Pending. (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, 1 returned in favor and 0 returned in opposition no registered neighborhood association.

Public Comment

Raul Mendoza, 14970 Watson Road, 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 Sipes made a motion for a continuance to April 6, 2021.

Second: Commissioner Jones

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

Opposed: None

Motion Carried

Item # 20 **ZONING CASE Z-2021-10700014 HL (Council District 1):** A request for a change in zoning from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "R-6 HL NCD-5 AHOD" Residential Single-Family Historic Landmark Beacon Hill Neighborhood Conservation Airport Hazard Overlay District on Lots 1-6, Block 21, NCB 1806, located at 1206 West Agarita Avenue. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

Staff stated 24 notices were mailed to property owners within 200 feet, 2 returned in favor and 0 returned in opposition and there was no response from Beacon Hill Neighborhood Association. The Conservation Society of San Antonio is in support.

Public Comment

Beacon Hill Neighborhood Association in favor
The Conservation Society of San Antonio 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 Sipes made a motion for a continuance to April 20, 2021

Second: Commissioner Greathouse

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

Opposed: None

Motion Carried

Commissioner Kamath recused himself at 1:22pm and returned after the vote at 1:24pm

Item # 22 **ZONING CASE Z-2021-10700018 (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 Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 7, Block 3, NCB 18087, located at 13107 Southwest Loop 410. Staff recommends Denial. (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 and 0 returned in opposition and no registered neighborhood association.

Public Comment

Edgar Dodson, 12939 410 SW, in favor

Jordan & Gloria Falla, 13003 SW 410, 78224, in favor

KGF, 100 NE Loop 410, Suite 650, 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 Sipes made a motion for a continuance to April 6, 2021

Second: Commissioner Jones

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

Opposed: None

Recused: Kamath

Motion Carried

ITEMS FOR INDIVIDUAL CONSIDERATION:

Item # 23 **ZONING CASE Z-2021-10700020 HL (Council District 1):** A request for a change in zoning from "RM-4 NCD-1 AHOD" Residential Mixed South Presa Street and South Street Mary's Street Neighborhood Conservation Airport Hazard Overlay District to "RM-4 HL NCD-1 AHOD" Residential Mixed Historic Landmark South Presa Street and South Street Mary's Street Neighborhood Conservation Airport Hazard Overlay District on Lot 7, Block 2, NCB 3097, located at 118 Lotus Avenue. Staff recommends Approval. (Juanita Romero, Senior Planner, (210) 207-7232, juanita.romero@sanantonio.gov, Development Services Department

Staff stated 43 notices were mailed to property owners within 200 feet, 1 returned in favor and 1 returned in opposition and Conservation Society of San Antonio are opposed.

Dr. Jenny Haye gave a presentation regarding the 118 lotus and was available for questions.

Public Comment in favor

City of San Antonio, 1901 S. Alamo, favor

Public Comment opposed

Sale Smart Homes Inc, 1206 West Agarita, 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 Greathouse made a motion for a continuance to April 20, 2021

Second: Commissioner Gibbons

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

Opposed: None

No Present: Whyte

Motion Carried

The Commission recessed at 1:26 and returned at 1:32pm

Item # 1 Z-2020-10700144

ZONING CASE Z-2020-10700144 (Council District 5): March 16, 2021 A request for a change in zoning from "R-5 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 for twenty (20) units on Lots 1 through 8, Block 10, NCB 6253, located at 611 Oriental Avenue. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, Lorianne> Thennes@sanantonio.gov, Development Services Department)

Staff stated 42 notices were mailed to property owners within 200 feet, 0 returned in favor and 2 returned in opposition and the San Juan Gardens Neighborhood Association had no response. The Collins Gardens Neighborhood association is opposed and a petition with 24 signatures outside the 200' radius is opposed.

Public Comment

Robert and Beatriz Mauricio, 509 Oriental opposed
Rebecca Valadez, 527 Cumberland, opposed

Petition outside the 200' radius opposed

Tiffany Gaston, 133 Oriental Ave, opposed
Benito Valdez, 133 Oriental Ave, opposed
Elaine Lopez, 139 Oriental Ave, opposed
Randy Lopez, 139 Oriental Ave opposed
Gabriel Rodriguez, 407 Oriental Ave, opposed
Aurora, Rodriguez, 407 Oriental Ave, opposed
Jose Garcia, 218 Wingate Ave, opposed
Maria Garcia, Wingate Ave, opposed
Josie Delgado, 130 Goodwin, opposed
Guillermo Ramirez, 130 Goodwin, opposed
Jennifer Rios, 130 Goodwin, opposed
Sebastian Farela, 130 Goodwin Ave, opposed
Jorge Canales, 127 Goodwin Ave, opposed
Janie Garcia, 256 Oriental Ave, opposed
Andrea Garcia, 133 Oriental Ave, opposed
Eugene Ramos, 130 Cumberland, opposed
Irene Garcia, 137 Cumberland, opposed
Virginia Lopez, 427 Oriental Ave, opposed
Joe M. Hernandez, 238 Cumberland, opposed

Linda Hernandez, 238 Cumberland, opposed
Cindy Ramos, 130 Cumberland, opposed
Catherine Ramos, 130 Cumberland, opposed
Nicole Rodriguez, 130 Cumberland, opposed
Robert Tchrit, 134 Cumberland, opposed
Angela Saenz, 139 oriental Ave, opposed

Patrick Christensen, representative, addressed the Commission and amended the request from “IDZ-2” with twenty (20) units to “IDZ-1” for fifteen (15) units.

The Commission had no further discussion.

Motion: Commissioner Sipes made a motion for Approval

Second: Commissioner Greathouse

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

Opposed: None

Motion Carried

Commissioner Bustamante Stepped away at 2:40pm and returned at 2:56pm**Item # 5**

ZONING CASE Z-2020-10700287 (Council District 7): A request for a change in zoning from "R-4" Residential Single-Family District to "MF-18" Limited Density Multi-Family District on 7.385 acres out of NCB 34479, generally located in the 11000 block of Braun Road. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

Staff stated 50 notices were mailed to property owners within 200 feet, 0 returned in favor and 10 returned in opposition and 1 was in favor and 1 was against outside the 200' radius.

Emily Weissler, KGF, gave a detailed presentation and was available for questions and also introduced James Nichols, Architect who was also available for questions.

Public Comment in favor

Steven Roeder, 10842 Korbort Canyon, outside the 200' radius, in favor

Public Comment in opposed

James Wendel, 10819 Marot Field, Helotes Texas, opposed outside 200' radius

William and Mary Noel, 10846 Marot Field, opposed

Brannon and Lauren Orozco, 1818 Marot Field, opposed

Kelly Hernandez, 10838 Marot Field, opposed

Deron Means, 10850 Marot Field, opposed

Larry Trafton, 10802 Marot Field, opposed

Mollie Wendel, 10823 Marot Field opposed

Bryan Morgan, 10827 Marot Field, opposed

Victor Jacques, 10826 Marot Field, opposed

Julia Costillas Flores, no address, opposed

Voice Public Comment

Brian Morgan, 10827 Marot Field, opposed

William Cox, 10830 Marot Field, 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 Sipes made a motion for Denial

Second: Commissioner Gibbons

In Favor: Gibbons,

Opposed: Sipes, Greathouse, McDaniel, Kamath, Jones, Hui, McGhee

Abstained: Whyte

Motion Failed

Motion: Commissioner McDaniel made a motion for reconsideration

Second: Commissioner Hui

In Favor: Sipes, Greathouse, McDaniel, Kamath, Jones, Hui, McGhee

Opposed Gibbons

Abstained: Whyte

Motion Granted

Motion: Commissioner Sipes made a motion for a continuance to April 20, 2021

Second: Commissioner McDaniel

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

Opposed None

Abstained: Whyte

Motion Granted

Item # 6

ZONING CASE Z-2020-10700291 (Council District 3): A request for a change in zoning from "R-5 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "R-4 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on 89.251 acres out of NCB 10780, located at 2714 South WW White Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2020-11600082) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Staff stated 70 notices were mailed to property owners within 200 feet, 1 returned in favor and 0 returned in opposition and the Lower Eastside Neighborhood Association had no response.

Carolyn McDonald gave a presentation and was available for questions.
Curtis Lee, Pape Dawson was also available for questions.

Public Comment

Boralis USA, Inc, 2714 S. WW White Road, 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 made a motion for Approval.

Second: Commissioner Jones

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

Opposed: None

Motion Carried

Item # 9

ZONING CASE Z-2020-10700305 (Council District 2): A request for a change in zoning from "C-3 MLOD-3 MLR-1" General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "I-2 MLOD-3 MLR-1" Heavy Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on Lot 36 and Lot 39, NCB 10613, located at 146 North WW White Road. Staff recommends Denial. (Associated Plan Amendment PA-2021-11600003) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Staff stated 12 notices were mailed to property owners within 200 feet, 0 returned in favor and 0 returned in opposition and no registered neighborhood association.

Carolyn McDonald, 146 N. WW White Road, gave a presentation and was available for questions. Applicant amended her request to C3-CD Construction Trades without outside storage.

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 Approval as amended by applicant to C3-CD Construction Trades without outside storage.

Second: Commissioner Gibbons

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

Opposed: None

Motion Carried

Item # 17 **ZONING CASE Z-2021-10700011 CD (Council District 5):** 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 Motor Vehicle Sales on Lot 13, Block 7, NCB 8641, located at 446 Inez Avenue. Staff recommends Denial. (Lorianne Thennes, Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

Staff stated 27 notices were mailed to property owners within 200 feet, 0 returned in favor and 1 returned in opposition and THE Memorial Heights Neighborhood Association is opposed.

Jose Martinez, 345 Permian Place, requested that the Commission approve his request.

Public Comment

Richard Garcia, 166 Tesla Drive, opposed

Voicemail Comments

Richard Garcia, 166 Tesla Drive, opposed

Rosie Garcia, 166 Tesla Drive, 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 Bustamante made a motion for Denial.

Second: Commissioner Whyte

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

Opposed: None

Motion Carried for Denial

Item # 24 Appointment of two Zoning Commission Members to the Planning Commission Technical Advisory Committee for a two-year term.

Commissioner Bustamante asked for a motion for Primary and Alternate for the PCTAC Commission.

Motion: Commissioner McGhee made a motion for Commissioner Sipes to remain the Primary Representative and Commissioner McDaniels to remain the Alternate Representative.

Second: Commissioner Jones

A voice vote was taken, the motion passed unanimously.

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

Opposed: None

Motion Carried

Item # 25 Consideration and Approval for March 16, 2021 Zoning Commission minutes.

Motion: Commissioner McGhee made a motion to approve the March 16, 2021 minutes.

Second: Commissioner Jones

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

Opposed: None

Motion Carried

Adjournment

There being no further business, the meeting was adjourned at 3:47pm.

APPROVED BY: _____ or _____
John Bustamante, Chair

DATE: _____

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

DRAFT