

City of San Antonio



Draft

Zoning Commission Minutes
Development and Business
Services Center
1901 South Alamo

April 20, 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, Bustamante, McGhee, Sipes, Romero
- 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:

Item #01 has been Postponed

Item #19 has been Postponed

COMBINED CONSENT AGENDA #1:

Item # 7 **ZONING CASE Z-2021-10700036 (Council District 10):** A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District on Lot 13, Block 1, NCB 13868, located at 2383 Northeast Loop 410. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department).

Staff stated 13 notices were mailed to property owners within 200 feet, 1 returned in favor and 0 returned in opposition and Village North Neighborhood Association is not opposed.

Public Comment in favor

Killen, Griffin & Farrimond, 2383 Northeast loop 410, in favor

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Greathouse

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

Opposed: None

Motion Carried

Item # 9 **ZONING CASE Z-2021-10700038 CD (Council District 10):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Construction Contractor Facility with Outside Storage on Lot P-13 and Lot P-13A, NCB 15702, located at 4497 Stahl Road and 4515 Stahl Road. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department).

Staff stated 15 notices were mailed to property owners within 200 feet, 1 returned in favor and 0 returned in opposition. The Briarwick Neighborhood Association had no response. Pepperidge Neighborhood is not opposed. Northern Hills Neighborhood Association is opposed and Copper Branch HOA outside of the 200' radius is opposed.

Public Comment in favor

Bash Joint Venture, 4497 Stahl Rd, in favor

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Greathouse

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

Opposed: None

Motion Carried

Item # 10 **ZONING CASE Z-2021-10700039 (Council District 3):** A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "MXD AHOD" Mixed Use Airport Hazard Overlay District on Lot P-1, NCB 10880, located in the 3500 block of Goliad Road. 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, 5 returned in favor and 0 returned in opposition and no registered Neighborhood Association.

Public Comment in favor

Brown and Ortiz, 112 E. Pecan, in favor
Marquis Whittington, 3500 Goliad, in favor
Spencer Ramirez, no address given, in favor
Todd Voges, 9002 Barkmeyer, in favor
M. Rodriguez, no address, in favor

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Greathouse

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

Opposed: None

Motion Carried

Item # 11 **ZONING CASE Z-2021-10700041 (Council District 2)**: A request for a change in zoning from "RM-5 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for two (2) dwelling units on 0.121 acres out of NCB 488, located at 202 Mason Street. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

Staff stated 28 notices were mailed to property owners within 200 feet, 0 returned in favor and 0 returned in opposition and Government Hill Neighborhood Association did not respond.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Greathouse

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

Opposed: None

Motion Carried

Item # 12 **ZONING CASE Z-2021-10700042 (Council District 2)**: A request for a change in zoning from "RM-5 AHOD" Residential Mixed Airport Hazard Overlay District to "R-3 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 3, Block 5, NCB 488, located at 1622 North Hackberry Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2021-11600005) (Lorianne Thennes, Planner, (210) 207-7945, 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 Government Hill Neighborhood Association did not respond.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Greathouse

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

Opposed: None

Motion Carried

Item # 13 **ZONING CASE Z-2021-10700043 HL (Council District 1):** A request for a change in zoning from "C-3NA NCD-5 AHOD" General Commercial Nonalcoholic Sales Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District to "C-3NA HL NCD-5 AHOD" General Commercial Nonalcoholic Sales Historic Landmark Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District on Lot 1 and the west 25-feet of Lot 2, Block 1, NCB 3030, located at 726 Fredericksburg Road. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Staff stated 22 notices were mailed to property owners within 200 feet, 0 returned in favor and 0 returned in opposition and Beacon Hill Neighborhood Association is in support.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Greathouse

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

Opposed: None

Motion Carried

Item # 15 **ZONING CASE Z-2021-10700046 (Council District 8):** A request for a change in zoning from "O-2 UC-1 MSAO-1 MLOD-1 MLR-1 AHOD" High-Rise Office IH-10/FM 1604 Urban Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "O-2 MSAO-1 MLOD-1 MLR-1 AHOD" High-Rise Office Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2NA UC-1 MSAO-1 MLOD-1 MLR-1 AHOD" Commercial Nonalcoholic Sales IH-10/FM 1604 Urban Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-2NA MSAO-1 MLOD-1 MLR-1 AHOD" Commercial Nonalcoholic Sales Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 1, Block 7, NCB 34725A, located at 6929 Camp Bullis Road. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

Staff stated 47 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, Jones, McDaniel, Kamath, Romero, Hui, Whyte, McGhee, Bustamante, Gibbons

Opposed: None

Motion Carried

Item # 16 **ZONING CASE Z-2021-10700047 CD (Council District 2):** A request for a change in zoning from "C-3 MLOD-3 MLR-2 AHOD" General Commercial Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 CD MLOD-3 MLR-2 AHOD" General Commercial Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for Manufactured Home/Oversize Vehicle Sales, Service or Storage and "C-3 CD AHOD" General Commercial Airport Hazard OVERlay District with Conditional Use for Manufactured Home/Oversize Vehicle Sales, Service or Storage on 13.102 acres out of NCB 16567, located at 9702 Interstate 10 East. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2021-11600011) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Staff stated 4 notices were mailed to property owners within 200 feet, 0 returned in favor and 0 returned in opposition and no registered neighborhood association.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Greathouse

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

Opposed: None

Motion Carried

Item # 17 **ZONING CASE Z-2021-10700050 (Council District 5):** A request for a change in zoning from "I-2 MLOD-2 MLR-2 AHOD" Heavy Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "RM-6 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 20 and Lot 21, Block 2, NCB 6232, located at 313 Pendleton Drive. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@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 Collins Gardens Neighborhood Association is in support.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Greathouse

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

Opposed: None

Motion Carried

Item # 18 **ZONING CASE Z-2021-10700051 S (Council District 2):** A request for a change in zoning from "C-2 MLOD-3 MLR-1" Commercial Martindale Military Lighting Overlay Military Lighting Region 1 District to "C-2 S MLOD-3 MLR-1" Commercial Martindale Military Lighting Overlay Military Lighting Region 1 District with Specific Use Authorization for a Hospital with a Behavioral Care Unit on 1.508 acres out of NCB 10754, located at 819 Rice Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2021-11600014) (Azadeh Sagheb, Planner, (210) 207-5407, Azadeh.Sagheb@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 the Dellcrest Neighborhood Association is in favor. The Hein Orchard Neighborhood Association had no response.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Greathouse

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

Opposed: None

Motion Carried

Item # 20 **ZONING CASE Z-2021-10700063 (Council District 2):** A request for a change in zoning for multiple properties within the Dignowity Hill Large Area Rezoning Project from "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted in "NC" Neighborhood Commercial District and "RM-6" Mixed Residential District to "R-4 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District on properties located within Block 16 NCB 521, located at 1012 North Hackberry Street, 509 and 511 Lamar Street, to "R-5 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District on properties located within Block 24, NCB 520, located at 1003, 1007, 1011, 1017, and 1021 North Hackberry Street, and to "R-6 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District on properties located within Block 14, NCB 530 and Block 9, NCB 549, located at 502, 504, 506 and 508 Lamar Street, and 705 North Pine Street. Staff recommends Approval. (Juanita Romero, Senior Planner, (210) 207-7232, juanita.romero@sanantonio.gov, Development Services Department)

Staff stated 88 notices were mailed to property owners within 200 feet, 30 returned in favor and 0 returned in opposition and the Dignowity Hill Neighborhood Association and Dignowity Terrace Associations are in favor.

Public Comment in favor

Harold Kadmon, 428 Bureson, in favor
James Swanson, 430 Bureson, in favor
Timothy Issac Gomez, 339 Avant, in favor
Arturo Lopez, 927 N. Olive, in favor
Steve Vestee, 105 Reno St. in favor outside 200' radius
Monica Savino, 1120 E. Crockett, in favor
Justin Roder, 511 Lamar, in favor
Reynaldo Covarrubias, 101 N. Hackberry, in favor
Lauren Bertholomeau, 416 Lamar, in favor
Veronica Boxebrate, 523 Hays, in favor
Lawrence Breus, 1003 Hackberry, in favor
Julia Maldonado, 509 Lamar, in favor
Valerie Cortez, 508 Lamar, in favor
Teodora Varela, 502 Lamar, in favor
Paul V. McNeal Jr., 504 Lamar, in favor
Lillian I. Scott, 828 Nolan, in favor
Leo Naegor, 714 N Pine St., in favor
Lisa Miller, 711 N. Pine, in favor

Jose R. Chavez, 423 Lamar, in favor
Guadalupe Francois, 705 N. Pine, in favor
Peyton Henderson, 1010 N. Hackberry, in favor
Raul Rodriguez, 1021 N. Hackberry, in favor
Josie S. Gomez, 1012 N. Hackberry, in favor
Anne Palermo, 511 Lamar, in favor
Alicia F. Gomez, 506 Lamar, in favor
Tomas Y. Garcia, 1007 N Hackberry, in favor
Willie Francois, 817 Nolan, in favor
Herminio Griego 815 Nolan, in favor
Osvaldo Charles, 411 Lamar, in favor
Nicholas Bradshaw, 609 Hays, in favor
Jeanette Salazar, 408 Burleson, in favor

Voicemail

Cynthia Spielman, 900 W. Woodlawn, in support

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Greathouse

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

Opposed: None

Motion Carried

CONSENT AGENDA #2:

Commissioner Greathouse recused herself at 1:14pm and returned after the vote at 1:17pm

Item #3 **(Continued from 03/16/21) 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. (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, 3 returned in favor and 0 returned in opposition. The Office of Historical Preservation and Conservation Society are in favor.

Public Comment in favor

Office of Historic Preservation, in favor
Jennifer Gonzalez, No Address, in favor
Conservation Society of San Antonio, 107 King William, in favor

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner McDaniel

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

Opposed: None

Recused: Greathouse

Motion Carried

Item # 2 **(Continued from 03/16/21) 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 no response from Beacon Hill Neighborhood Association and the Conservation Society is in support.

Public Comment in favor

Sayyed Naghaviani, 1140 W Agarita Ave, favor
Laura Carbajal, 1211 W Agarita Ave, favor

Motion: Commissioner Sipes made a motion for a continuance to May 4, 2021.

Second: Commissioner Greathouse

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

Opposed: None

Motion Carried

Item # 4 **(Continued from 04/06/21) ZONING CASE Z-2021-10700025 (Council District 8):** A request for a change in zoning from "C-3 MLOD-1 MLR-2" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District, "C-2 MLOD-1 MLR-2" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District, "C-3 UC-1 MLOD-1 MLR-2" General Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District and "MF-50 MLOD-1 MLR-2" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "MF-33 MLOD-1 MLR-2" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District and "MF-33 UC-1 MLOD-1 MLR-2" Multi-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District on 19.048 acres out of NCB 15825, generally located in the 14000 Block of Vance Jackson Road. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

Staff stated 11 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 in favor

Brown and Ortiz, 112 E. Pecan, in favor

Motion: Commissioner Sipes made a motion for a continuance to May 4, 2021.

Second: Commissioner Greathouse

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

Opposed: None

Motion Carried

Item # 5 **(Continued from 04/06/21) ZONING CASE Z-2021-10700026 (Council District 8):** A request for a change in zoning from "C-2 CD MLOD-1 MLR-2" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for a Dance Hall with Live Entertainment, "C-3 GC-1 MLOD-1 MLR-2" General Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District, "C-2 CD GC-1 MLOD-1 MLR-2" Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for a Dance Hall with Live Entertainment and "MF-50 GC-1 MLOD-1 MLR-2" Multi-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "MF-50 MLOD-1 MLR-2" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District and "MF-50 GC-1 MLOD-1 MLR-2" Multi-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District on 3.739 acres out of NCB 15825, generally located in the 5000 Block of UTSA Boulevard. Staff recommends Approval.
(Lorianne Thennes, Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

Staff stated 13 notices were mailed to property owners within 200 feet, 2 returned in favor and 1 returned in opposition and no registered neighborhood association.

Public Comment in favor

Brown & Ortiz, P.C., 112 E Pecan St, Ste 1360, favor
JMI Land Holdings, LLC, 5438 UTSA Blvd, favor

Public Comment in opposition

Beckman Road, LLC, 5410 Pecan Springs, opposed

Motion: Commissioner Sipes made a motion for a continuance to May 4, 2021.

Second: Commissioner Greathouse

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

Opposed: None

Motion Carried

Individual Items:**Item # 8**

ZONING CASE Z-2021-10700037 (Council District 1): A request for a change in zoning from "IDZ-2 UC-4 AHOD" Medium Intensity Infill Development Zone North St. Mary's Street Urban Corridor Airport Hazard Overlay District with uses permitted for 50 units/acre and "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for 50 units/acre to "IDZ-3 UC-4 AHOD" High Intensity Infill Development Zone North St. Mary's Street Urban Corridor Airport Hazard Overlay District with uses permitted for 113 Dwelling Units and "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for 113 Dwelling Units on Lots 3 through 7, Block 1, NCB 6789; and Lots 1 through 2, Lots 8 through 14, Lot A-2 and Lot 20, Block 3, NCB 3029 and CB 3029, generally located at 715 East Locust Street and 318 West Grayson Street and 326 West Grayson Street. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department).

Staff stated 45 notices were mailed to property owners within 200 feet, 5 returned in favor and 17 returned in opposition and the Tobin Hill Community Association. 2 were received outside the 200' radius in favor

Ashley Farrimond, 318 W. Grayson, gave a presentation regarding the project and was available for questions.

Public Comment reserved for May 4, 2021**Voicemail**

Bazel Marad, 2104 N. St. Mary's Street, opposed

Joseph Cook, 318 Grayson, opposed of the number of units

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 May 4, 2021

Second: Commissioner McDaniel

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

Opposed: Gibbons

Motion Carried

Item # 6 **ZONING CASE Z-2021-10700031 S (Council District 1):** A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Car Wash on the west 337.28 feet of the east 482.28 feet of Lot TR-1, NCB 7172 and the east 5 feet of Lot 21, Block 205, NCB 9723, located at 1846 Basse Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA 2021-11600010) (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 2 returned in opposition and No response from Central Los Angeles Neighborhood Association or North Central Neighborhood Association.

Ian Cochran, 1846 Basse Rd, gave a presentation regard the project and was available for questions.

Public Comment in opposition

Lee Alexander, 1914 Basse Rd, opposed
Coleen Julius, 1907 Basse Rd, opposed

Voicemail

Armando Guttirerez, 1903 Basse Road, requested more info

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 Denial

Second: Commissioner McGhee

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

Opposed: None

Motion Carried for Denial

Item # 14 **ZONING CASE Z-2021-10700044 (Council District 1):** A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for three (3) dwelling units on Lot 7, Block 18, NCB 858, located at 703 East Euclid Avenue. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Staff stated 39 notices were mailed to property owners within 200 feet, 0 returned in favor and 0 returned in opposition and the Tobin Hill Community Association is in favor.

Natasha Ulrich, 703 E. Euclid, presented her case and requested approval of her request.

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 Greathouse made a motion for Approval

Second: Commissioner McGhee

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

Opposed: None

Motion Carried

Item # 21 Consideration and Approval of the April 20, 2021 Zoning Commission Meeting Minutes.

Motion: Commissioner McGhee made a motion for Approval

Second: Commissioner Jones

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

Opposed: None

Abstain: Sipes

Motion Carried

Adjournment

There being no further business, the meeting was adjourned at 2:35pm.

APPROVED BY: _____ or _____
John Bustamante, Chair

DATE: _____

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

DRAFT