

City of San Antonio



Draft

Zoning Commission Minutes
Development and Business
Services Center
1901 South Alamo

May 4, 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 #07 has been Postponed

COMBINED CONSENT AGENDA #1:**Voicemail for item #15**

Michelle Q., 1146 Paso Ondo, favor

Commissioner Whyte joined the meeting at 1:15pm

- Item # 5** **(Continued from 04/20/21) 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, Senior 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 and Ortiz, 112 E. Pecan, favor
JMI Holdings, 5438 UTSA Blvd, favor

Public Comment Opposed

Beckman Road, LLC, 5410 Pecan Springs, opposed

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Jones

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

Opposed: None

Abstained: Whyte

Motion Carried

Item # 9 ZONING CASE Z-2021-10700053 (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 in "MF-18" Limited Multi-Family District, "C-1" Light Commercial District, and "O-1" Office District on Lots 16, 17 and 18, Block 4, NCB 3531, located at 721, 723 and 725 Probandt Street. Staff recommends Approval. (Lorianne Thennes, Senior Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

Staff stated 26 notices were mailed to property owners within 200 feet, 0 returned in favor and 0 returned in opposition and the Lonestar Neighborhood Association did not reply.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Jones

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

Opposed: None

Abstained: Whyte

Motion Carried

Item # 10 **ZONING CASE Z-2021-10700054 CD (Council District 7):** A request for a change in zoning from "R-5 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on Lots A, B, C and D, Block 2, NCB 11991, located at 6719 West Commerce Street. Staff recommends Approval. (Juanita Romero, Senior Planner, (210) 207-7232, juanita.romero@sanantonio.gov, Development Services Department)

Staff stated 24 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 Jones

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

Opposed: None

Abstained: Whyte

Motion Carried

- Item # 11** **ZONING CASE Z-2021-10700057 (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 "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 13 and Lot 14, Block 6, NCB 8886, located at 2602 Lombrano Street. Staff recommends Approval. (Juanita Romero, Senior Planner, (210) 207-7232, juanita.romero@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. There was no response from Westend Hope in Action Neighborhood Association.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Jones

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

Opposed: None

Abstained: Whyte

Motion Carried

Item # 15 **ZONING CASE Z-2021-10700061 CD (Council District 2):** A request for a change in zoning from "R-4 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 CD MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Two (2) Dwelling Units on Lot 13, Block 2, NCB 1420, located at 219 North Gevers Street. Staff recommends Approval. (Azadeh Sagheb, Senior Planner, (210) 207-5407, Azadeh.Sagheb@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 Dignowity Hill Community Association and Conservation Society of San Antonio are opposed.

Voicemail Comment

Michelle Santiban, 1146 Paso Ondo, favor

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Jones

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

Opposed: None

Abstained: Whyte

Motion Carried

- Item # 16** **ZONING CASE Z-2021-10700064 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 Lot 41, Lot 42 and Lot 43, Block 41, NCB 1850, located at 1109 West Craig Place. Staff recommends Approval. (Michael Pepe, Senior 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 Beacon Hill Neighborhood Association is in support there is one letter received in support outside the 200' radius from the San Antonio Conservation Society.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Jones

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

Opposed: None

Abstained: Whyte

Motion Carried

- Item # 18** **ZONING CASE Z-2021-10700067 CD (Council District 4):** A request for a change in zoning from "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-4 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Two (2) Dwelling Units on North 251 Feet of Lot 410, NCB 7850, located at 1514 West Pyron Avenue. Staff recommends Approval. (Michael Pepe, Senior Planner, (210) 207-8208, Michael.Pepe@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 the Tierra Linda Neighborhood Association had no response.

Public Comment Opposed

Maria G. Rodriguez, 1526 West Pyron, opposed

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Jones

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

Opposed: None

Abstained: Whyte

Motion Carried

Item # 19 **ZONING CASE Z-2021-10700068 CD (Council District 8):** A request for a change in zoning from "C-3NA" General Commercial Nonalcoholic Sales District to "C-2 CD" Commercial District with a Conditional Use for Auto Paint and Body- Repair with Outside Storage of Vehicles and Parts on Lot 9, Block 4, NCB 14688, located at 8803 Oakland Road. Staff recommends Approval. (Lorianne Thennes, Senior Planner, (210) 207-7945. 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.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Jones

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

Opposed: None

Abstained: Whyte

Motion Carried

CONSENT AGENDA #2:

Item # 12 **ZONING CASE Z-2021-10700058 (Council District 2):** A request for a change in zoning from "R-6 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District to "IDZ-1 H AHOD" Limited Intensity Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted for four (4) dwelling units on Lot 9, Block 2, NCB 529, located at 507 Hays Street. Staff recommends Denial, with Alternate Recommendation. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department).

Staff stated 25 notices were mailed to property owners within 200 feet, 1 returned in favor and 2 returned in opposition and Dignowity Hill Neighborhood Association and the Conservation Society are opposed.

Public Comment in Favor

Mike Garansuauy, 909 N. Hackberry, favor

Public Comment opposed

John Goodwin, 501 Hays, opposed

Lulu Francois, no address, opposed

Voicemail

Lauren Bartholomew, no address, opposed

Motion: Commissioner Jones made a motion for a continuance to June 1, 2021.

Second: Commissioner McDaniel

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

Opposed: None

Motion Carried

Individual Items:

Item # 6 **(Continued from 04/20/21) 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, Senior 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 the Beacon Hill Neighborhood Association and Conservation Society of San Antonio are in support.

Dr. Jenny Haye, Office of Historic Preservation, gave her presentation and was available for questions.

Mike Velasquez, 1206 W. Agarita Ave, opposed to rezoning

Live Public Comment

Cosima Colvin, Beacon Hill Neighborhood Association, favor

Voicemail

Cynthia Spielman, 900 W. Woodlawn, favor

Mitch Cardenas, 539 Elsmere, 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 Greathouse made a motion for Approval.

Second: Commissioner McDaniel

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

Opposed: Jones, Gibbons, Hui, Whyte,

Motion Carried

Item # 2

(Continued from 04/06/21) ZONING CASE Z-2021-10700017(Council District 2): A request for a change in zoning from "C-3NA MLOD-3 MLR-1" General Commercial Nonalcoholic Sales Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "C-2 MLOD-3 MLR-1" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on 2.44 acres out of NCB 12887, located at 1803 Semlinger Road. Staff recommends Approval. (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 5 returned in opposition. Dellcrest Neighborhood Association is opposed. Government Hill Alliance Neighborhood Association, opposed. The Tier One Neighborhood Coalition is opposed.

Live Public Comment opposed

L. Franklin, Dellcrest Neighborhood Association President, opposed

Written Public Comment

Albert Garcia, 5055 Hershey Drive, opposed
Christina Fernandez, 5050 Bernadine, opposed
Emma Black, 4810 Dellcrest Drive, opposed
Stepanie Murry, 4806 Dellcrest drive, oppsed
Frances Wise, 5058 Mary Diane, opposed
Linda Pomerlee, 226 Glen Oak, opposed
Elaine Grant 4706 Hershey Drive, opposed
Ala Powell, 4814 Dellcrest St, opposed
Wesley Ford, 5026 Bayhead, opposed
Robert Lawrence, 1702 Semlinger, opposed
Robert Wise, 5059 Mary Diane, opposed
Tanya Carzares, 5055 Creekmoor, opposed
Adele West, 5054 Creekmoor, opposed
Steve Versteeg, 105 Reno, opposed

Voicemail

D-ette Cole, no address given, opposed
Joann Johnson, 4915 Stoneleigh. Opposed
Linda Grant, 4338 Diestard, opposed

Commission recessed at 2:50 and returned at 2:55pm

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 Denial

Second: Commissioner McGhee

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

Opposed: Gibbons

Motion Carried for Denial

Item # 3 **(Continued from 04/06/21) ZONING CASE Z-2021-10700022 (Council District 3):** A request for a change in zoning from "DR AHOD" Development Reserve Airport Hazard Overlay District, "DR" Development Reserve District and "R-20 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "R-4" Residential Single-Family District on 120.31 acres out of CB 4007, located at 11418 Blue Wing Road. Staff recommends Approval. (Michael Pepe, Senior Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department

Staff stated 21 notices were mailed to property owners within 200 feet, 0 returned in favor and 1 returned in opposition and Southton Neighborhood Association did not respond.

James McKnight, 112 E. Pecan, gave a presentation and was available for questions.

Public Comment opposed

Curits Yoquilet, 11663 Blue Wing Road

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 Gibbons

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

Opposed: McDaniel

Motion Carried

Item # 4 **(Continued from 04/20/21) 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, Senior 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 associations.

Carolyn McDonald gave a detailed presentation and was available for questions.

Public Comment

Brown and Ortiz, 112 E. Pecan, 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 Romero made a motion for Approval.

Second: Commissioner Gibbons

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

Opposed: None

Abstain: McDaniel

Motion Carried

Item # 8 **ZONING CASE Z-2020-10700084 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 Lot 27, Block 335, NCB 9428, located at 422 West Vestal Place. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department).

Staff stated 26 notices were mailed to property owners within 200 feet, 1 returned in favor and 4 returned in opposition no registered neighborhood association.

Wendel Davis, 422 W. Vestal Place, gave a presentation regarding his project and was available for questions.

Public Comment in favor

Wendel Davis, 422 W. Vestal Place in favor

Public Comments opposed

Domingo Gonzalez, 426 W. Vestal Place

Lu Riley, 239 W. Vestal

Larry Riley, 239 W. Vestal

Raquel Benavides, 423 W. Hutchins

Voicemail

Raquel Benavides, 423 W. Hutchins, 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.

Commissioner McDaniel left the meeting at 4:00pm

Motion: Commissioner McGhee made a motion for Denial

Second: Commissioner Sipes

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

Opposed: Gibbons

Motion Carried

Commissioner Bustamante stepped away from the meeting at 4:00pm and returned at 4:06pm

Item # 17 **ZONING CASE Z-2021-10700065 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 "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 9, Lot 10, Lot 11, and Lot 12, Block 170, NCB 9453, located at 3320 Commercial Avenue. Staff recommends Approval. (Michael Pepe, Senior Planner, (210) 207-8208, michael.pepe@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 no registered neighborhood associations.

Danny Pena presented his case and requested approval of the 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 McGhee made a motion for a continuance to May 18, 2021

Second: Commissioner Jones

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

Opposed: None

Motion Carried

Item # 13 **ZONING CASE Z-2021-10700059 S (Council District 6):** A request for a change in zoning from "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "L S MLOD-2 MLR-1 AHOD" Light Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for Truck Repair and Maintenance with Outside Storage on Lot P-13K, P-13L, & P-B12, TR M, C13, Block 62, NCB 13942, located at 1621 South Callaghan Road. Staff recommends Denial. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department

Staff stated 47 notices were mailed to property owners within 200 feet, 0 returned in favor and 2 returned in opposition and Cable Westwood Neighborhood Association did not respond.

M. Ortega, 1621 S. Callaghan Rd. gave a short description of what will be done on the property and was available for questions.

Public Comment opposed

Michael Garcia, 1531 S. Calaghan, opposed

Orencio Castro, 5627 Mayo, 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 Hui made a motion for Denial

Second: Commissioner Kamath

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

Opposed: None

Motion Carried for Denial

Item # 14 ZONING CASE Z-2021-10700060 CD (Council District 1): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair with Outside Storage of Vehicles, Trailers, and Equipment on Lot 24, Block 78, NCB 2773, located at 1303 West Lullwood Avenue. Staff recommends Denial, with Alternate Recommendation. (Associated Plan Amendment PA-2021-11600017) (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department).

Staff stated 18 notices were mailed to property owners within 200 feet, 8 returned in favor and 0 returned in opposition and Keystone Neighborhood Association is in favor.

Chuck Christian, 133 W. Lullwood Ave, amended his request to C1-CD and asked for approval.

Public Comment in favor

Keith Brooks, 1300 W. Hildbrand

John M, 1302, w. Lullwood

Jimmy Montez, 1315 W. Lullwood Ave

Jessica Garcia, 1318 W. Lullwood Ave

Griselda Tellez, 1331 W. Lullwood Ave

Larry D. Dub, 1322 W. Lullwood Ave

Jesus Hernandez, 1314 Lullwood Ave

Jonathan Sanchez, 1310 W. Lullwood Ave

Chuck, Christian, 1307 W. Lullwood Ave

John B. Davis, 1343 W. Lullwood Ave

Jesus Manzo R., 1311 Lullwood Ave

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 as amended to Alternate recommendation C1-C2 with limited hours from Monday – Friday from 8am-5pm and on Saturday from 8am-1pm

Second: Commissioner Romero

In Favor: Greathouse, Romero, Sipes, Jones, Kamath, Hui, Bustamante,

Opposed: Gibbons

Motion Carried

Item # 20 ZONING CASE Z-2021-10700070 (Council District 1): A request for a change in zoning from "C-2NA H UC-4 AHOD" Commercial Nonalcoholic Sales Tobin Hill Historic North St. Mary's St. Urban Corridor Airport Hazard Overlay District to "C-2 H UC-4 AHOD" Commercial Tobin Hill Historic North St. Mary's St. Urban Corridor Airport Hazard Overlay District on Lot 3, East 17.6 Feet of Lot 2 and West 30.3 feet of Lot 4, Block 4, NCB 2997, located at 609 East Dewey Place. Staff recommends Approval. (Michael Pepe, Senior 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 3 returned in opposition and the Tobin Hill Community Association is in opposition and 8 notices were received outside the 200' radius are opposed.

Danny Delgado, 609 Dewey Place, gave a short presentation with all of the applicant's plans and was available for questions.

Voicemail and Public Comment

Sandeep Patel, 605 Kendall St, opposed
Jay Farwell, 510 Dewey, opposed
Pauline Toro, 602 E. Dewey, opposed
Pauline Boone, 600 E. Courtland Place, opposed

Public Comments outside the 200' radius opposed

Linda Loza, 528 E. Courtland Place
Polly Toro, 602 Dewey Place
Sunita Patel, 605 Kendall Place
Alma Gonzalez, 523 E. Locust
Alex Neely, 502 E. Dewey Place
Sam Aguirre, 466 E. French Place
Byron Berkus, 500 E. Dewey Place
Ramon Duran, 521 E. Courtland Place
Jay Farwell, 510 E. Dewey Place
Margaret Malena, 527 E. Dewey Place
Fredericka Kushner, 405 E. Myrtle
Alan & Tamara Trout, 601 E. Locust St.

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.

In light of comments made by the applicant Item #20 will have to come back to the Zoning Commission and no action was taken

- Item # 21** **ZONING CASE Z-2021-10700071 (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-1 MLOD-2 MLR-2 AHOD" Limited Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for three (3) units on 0.20 acres out of NCB 2590, save and except the east 7 feet of Lot 75, located at 311 Dowdy Street. Staff recommends Approval. (Michael Pepe, Senior Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Staff stated 37 notices were mailed to property owners within 200 feet, 1 returned in favor and 1 returned in opposition and the Lone Star Neighborhood Association is in favor.

Salvador Flores, gave a presentation and was available for questions

Public Comment in support

Ron Anderson, 159 E. Lambert

Public Comment Opposed

Sarah Flores, 163 E. Lambert

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 Approval

Second: Commissioner Gibbons

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

Opposed: None

Motion Carried

Item # 22 Consideration and Approval of the May 4, 2021 Zoning Commission Meeting Minutes.

Motion: Commissioner Sipes made a motion for Approval

Second: Commissioner Greathouse

In Favor: Sipes, Greathouse. Jones, Gibbons, Kamath, Hui, Romero, Bustamante

Opposed: None

Motion Carried

Adjournment

There being no further business, the meeting was adjourned at 5:42 pm.

APPROVED BY: _____ or _____
John Bustamante, Chair

DATE: _____

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

DRAFT