

City of San Antonio



Draft

Zoning Commission Minutes

Development and Business

Services Center

1901 South Alamo

May 18, 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 #06 has been Postponed

COMBINED CONSENT AGENDA #1:

- # 8 ZONING CASE Z-2021-10700072 S (Council District 10):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for Sport Courts (Outdoor Permitted) on Lot P-3 and Lot P-21, NCB 17812, located at 14630 Judson Road. Staff recommends Approval. (Lorianne Thennes, Senior Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

Staff stated 9 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

Enrique, Nunes de Urquidi, 14630 Judson Road

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Greathouse

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

Opposed: None

Motion Carried

Item # 9 **ZONING CASE Z-2021-10700073 (Council District 8):** A request for a change in zoning from "C-3NA" General Commercial Nonalcoholic Sales District to "MF-33" Multi-Family District on 3.859 acres out of NCB 14614, generally located in the 8900 block of North Loop 1604 West. Staff recommends Approval. (Associated Plan Amendment Case PA2021-11600019) (Lorianne Thennes, Senior Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

Staff stated 2 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, McGhee, Bustamante, McDaniel, Gibbons

Opposed: None

Motion Carried

Item # 10 **ZONING CASE Z-2021-10700074 (Council District 1):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-5 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 20, Block 6, NCB 3170, located at 301 Princeton Avenue. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)

Staff stated 31 notices were mailed to property owners within 200 feet, 2 returned in favor and 1 returned in opposition and the Uptown Neighborhood Association is in support.

Public Comment in favor

David Leon, 9534 Canvasback Dr
Elysium Property Group, 247 Princeton Ave.

Public Comment Opposed

Miguel Lopez, 301 Princeton Ave

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Greathouse

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

Opposed: None

Motion Carried

Item # 11 **ZONING CASE Z-2021-10700075 (Council District 2):** A request for a change in zoning from "L MLOD-3 MLR-1 AHOD" Light Industrial Martindale Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-3 MLOD-3 MLR-1 AHOD" General Commercial Martindale Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 6, Block 2, NCB 17993, generally located in the 6100 Block of Interstate IH-10 East. 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. 5 notices received outside the 200' radius are in favor.

Public Comment in favor

Brown & Ortiz, 112 E. Pecan

Public Comment outside the 200' radius

Jaime Archinega, 2810 Winding View

Fred Ghiradali, PO Box 5310, 78201

Paul Powell, Willow Point Community

Ester Pearson, Foster Point Industrial Park

Clifton Karam, 1922 Dry Creek Way

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Greathouse

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

Opposed: None

Motion Carried

Item # 13 **ZONING CASE Z-2021-10700077 (Council District 2):** A request for a change in zoning from "C-3 H AHOD" General Commercial 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 in "O-1" Office District and for a Carpentry Shop on Lot 5 and Lot 6, Block 9, NCB 582, located at 232 North Mesquite 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, 2 returned in favor and 0 returned in opposition and the Dignowity Hill Neighborhood Association is in favor.

Public Comment in favor

Brian Rogers, 1430 E Houston

Nate Cassie, 102 Glorietta

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Greathouse

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

Opposed: None

Motion Carried

Item # 14 **ZONING CASE Z-2021-10700078 (Council District 6):** A request for a change in zoning from "C-1 MLOD-2 MLR-1 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "RM-6 MLOD-2 MLR-1 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 65, NCB 8239, located at 5612 Monterey 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, 2 returned in favor and 0 returned in opposition no Los Jardines Neighborhood Association did not respond.

Public Comment

Miguel Bali, 307 San Joaquin Ave

Miguel Bali, 311 San Joaquin Ave

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Greathouse

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

Opposed: None

Motion Carried

Item # 15 **ZONING CASE Z-2021-10700079 (Council District 10):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Recreational Vehicle Park on Lot 45, Lot 46, and Lot 47, Block 1, NCB 14051, located at 13502 Topper Circle. Staff recommends Approval. (Michael Pepe, Senior 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 no registered neighborhood associations.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Greathouse

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

Opposed: None

Motion Carried

Item # 16 **ZONING CASE Z-2021-10700081 (Council District 2):** A request for a change in zoning from "R-6 HS AHOD" Residential Single-Family Historic Significant Airport Hazard Overlay District to "IDZ-1 HS AHOD" Limited Intensity Infill Development Zone Historic Significant Airport Hazard Overlay District with uses permitted for three (3) dwelling units on Lot 1, Block 2, NCB 992, located at 429 East Carson Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA2021-11600031) (Lorianne Thennes, Senior Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

Staff stated 34 notices were mailed to property owners within 200 feet, 3 returned in favor and 0 returned in opposition and the Government Hill Neighborhood Alliance is in support.

Public Comment in favor

Donna Liston, 950 E. Grayson
Julia Rosenfield, 429 E. Carson
Carlos Cabosos, 420 E. Carson
Rose Hill, Government Hill Alliance

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Greathouse

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

Opposed: None

Motion Carried

Item # 19 **ZONING CASE Z-2021-10700085 (Council District 2):** A request for a change in zoning from "I-2 MLOD-3 MLR-2 AHOD" Heavy Industrial Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-18 MLOD-3 MLR-2 AHOD" Limited Density Multi-Family Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 1 and Lot 2, Block 37, NCB 2862, located at 1444 Sherman Street. Staff recommends Approval, pending Plan Amendment.(Associated Plan Amendment PA-2021-11600030) (Juanita Romero, Senior Planner, (210) 207-7232, juanita.romero@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 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, McGhee, Bustamante, McDaniel, Gibbons

Opposed: None

Motion Carried

CONSENT AGENDA #2:

Item # 17 ZONING CASE Z-2021-10700082 (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 18.00 acres out of NCB 18087, located at 13107 Southwest Loop 410. Staff recommends Approval. (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, 2 returned in favor and 0 returned in opposition no registered neighborhood association.

Public Comment in favor

Suren Kamath & Vidya Kamath, 13107 SW Loop 410, favor
Killen, Griffen & Farrimond, 100 NE Loop 410, favor

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Whyte

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

Opposed: None

Recused: Kamath

Motion Carried

Individual Items:

Item # 22 **ZONING CASE Z-2021-10700088 HL (Council District 1):** A request for a change in zoning from "MF-33 UC-5 AHOD" Multi-Family Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District to "MF-33 HL UC-5 AHOD" Multi-Family Historic Landmark Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District on Lot 12, Block 8, NCB 1730, located at 212 East Dewey Place. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).

Staff stated 34 notices were mailed to property owners within 200 feet, 0 returned in favor and 6 returned in opposition and Tobin Hill Community Association is opposed. 1 notices was received in opposition outside the 200' radius and 1 notice was received outside the 200' radius in favor.

Dr. Jenny Haye, Office of Historical Preservation, gave a presentation regarding the property and was available for questions.

Public Comment opposed

Matt Bishop, 200 E. Courtland Pl
Michael Briggs, address not given
Braxton Clark, 816 Ogden St.
Robert Cushman, 823 Ogden St
Mary Briscoe, 823 Ogden St
Eddie and Joann Garza, 110 E. Dewey
Jeff Jung, 113 E. Dewey,
Taylor Properties, 212 E. Dewey

Public Comment in favor outside the 200' radius

The Conservation Society of San Antonio

Public Comment opposed outside the 200' radius

Jimmy Nassour, 212 Dewey Place, opposed

Voicemail

Will McCloud, No Addresses given, 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 Denial

Second: Commissioner Jones

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

Opposed: Romero, McDaniel, Sipes

Motion Carried for Denial

Commissioner Greathouse recused from Item #8 at 2:02pm and returned after the vote

Item # 3 **ZONING CASE Z-2019-10700341 ERZD (Council District 8):** A request for a change in zoning from “C-3 MLOD-1 MLR-2 ERZD” General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District and “C-3 MLOD-1 MLR-2” General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to “MF-33 MLOD-1 MLR-2 ERZD” Multifamily Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District and “MF-33 MLOD-1 MLR-2” Multifamily Camp Bullis Military Lighting Overlay Military Lighting Region 2 District on Lot 33, NCB 14857, located at 12631 Vance Jackson Road. Staff recommends Approval. (Michael Pepe, Senior Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Staff stated 34 notices were mailed to property owners within 200 feet, 1 returned in favor and 0 returned in opposition and the Huntington Place Homeowners Association is in support. 4 notices were received outside the 200’ radius in support and 4 notices were received in opposition outside the 200’ radius.

Mike Escalante, SAWS, stated SAWS has reviewed the application and recommends approval with all recommendations.

James McKnight, Killen, Farrimond & Griffin, gave a presentation regarding project and was available for questions.

Public comment in favor

Killen Griffin 7 Farrimond, 100 NE Loop 410

Live Public Comment

Mike Harden, 1902 Indian Meadows, Support
Marylyn Chaote, 14407 Cedar Glade

Public Comment outside the 200’ radius in favor

Marilyn Choate, 14407 Cedar Glade
Keith Choate, 14407 Cedar Glade
Monica Schultz, 2410 Newoak Park
Mike Hardin, 1902 Indian Meadows

Public Comment outside the 200’ radius opposed

Jose Gorena, 4502 White Elm Woods St.
Dr. Linda A. Smith, 13502 Barsan Rd
David Mangelsdorff, Ph.D., 13502 Barsan Road
Monica Gorena, 4502 White Elm Woods St.
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Voicemails

Derrick Newmans, 6914 Spring Gardens, opposed
Edan Maldoo, 1446 Cedar Place, support
John Lopez, 2307 Daylight Crest, support
Monica Schultz, 2410 N Oak Park, support
Marjorie McKenna, 18207 Windstop Place,
Robin Joyner, 2123 Castle Ridge, has concerns
Roger Carlos Gonzalez, 1145 Cougar Rock, support
William Merrill, 2426 N. Oak Park, 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 Approval.

Second: Commissioner Jones

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

Opposed: Gibbons

Recused: Greathouse

Motion Carried

Zoning Commission recessed at 3:07 and returned at 3:14pm

Item # 4 **ZONING CASE Z-2021-10700062 ERZD (Council District 8):** A request for a change in zoning from "C-3 UC-1 MLOD-1 MLR-2 ERZD" General Commercial IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to "MF-40 UC-1 MLOD-1 MLR-2 ERZD" Multi-Family IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District on Lot 23, Block 1, NCB 14859, save and except 0.05 acres out of NCB 14859, located at 6919 North Loop 1604 West. Staff recommends Approval. (Michael Pepe, Senior Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Staff stated 6 notices were mailed to property owners within 200 feet, 0 returned in favor and 0 returned in opposition. There was no registered neighborhood association.

Mike Escalante, SAWS, stated SAWS has reviewed the application and recommends approval with all recommendations.

Rob Killen, Killen, Griffin and Farrimond, gave a presentation of the project and was available for questions.

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.

No Public Comment

Motion: Commissioner Romero made a motion for Approval with SAWS recommendations.

Second: Commissioner Whyte

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

Opposed: None

Motion Carried

Item # 5 **ZONING CASE Z-2021-10700066 ERZD (Council District 8):** A request for a change in zoning from "R-6 UC-1 MLOD-1 MLR-2 ERZD" Residential Single-Family IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to "NC UC-1 MLOD-1 MLR-2 ERZD" Neighborhood Commercial IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District on Lot 2, Block 13, NCB 14768, located at 15719 Babcock Road. Staff recommends Approval. (Michael Pepe, Senior Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Staff stated 10 notices were mailed to property owners within 200 feet, 1 returned in favor and 2 returned in opposition and the Hill & Dales Neighborhood Association is in support.

Michelle Griffiey, 15719 Babcock Road, discussed her plans for the property and asked for approval.

Mike Escalante, SAWS, stated SAWS has reviewed the application and recommends approval with all recommendations.

Public Comment in favor

Bob Bevard, 15619 Babcock Rd

Public Comment opposed

Eric Christiansen, 7214 Wild Eagle

Carolyn Harper, 7222 Wild Eagle

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 with all SAWS Recommendations .

Second: Commissioner Jones

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

Opposed: None

Motion Carried

Item # 7 **ZONING CASE Z-2021-10700045 (Council District 2):** A request for a change in zoning from “RM-4 MLOD-3 MLR-2 AHOD” Residential Mixed Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to “IDZ-2 MLOD-3 MLR-2 AHOD” Medium Intensity Infill Development Zone Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for six (6) residential units on South 50 feet of East 70 feet of Lot 1, North 100 feet of South 150 feet of East 70 feet of Lot 1 or 1A, Block 2, NCB 1528, located at 123 and 131 Boudet Place. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment PA-2021-11600023) (Michael Pepe, Senior Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Staff stated 45 notices were mailed to property owners within 200 feet, 0 returned in favor and 0 returned in opposition and no response from the Denver Heights Neighborhood Association.

Jarrold Akins, 121 & 131 Boudet, gave a short presentation and was available for questions.

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.

Second: Commissioner Gibbons

In Favor: Jones, Gibbons, Sipes, Kamath, Hui, Bustamante, Whyte

Opposed: Romero, McDaniel

Motion Carried

Item # 12 **ZONING CASE Z-2021-10700076 (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 two (2) dwelling units on Lot 18, NCB 16, located at 212 Clay Street. 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, 1 returned in favor and 1 returned in opposition and the Lonestar Neighborhood Association did not respond.

Rob Killen, Killenm Griffin & Farrimond, 100 NE Loop 410, discussed his project in detail and was available for questions.

Public Comment in favor

Rob Killen, Killenm Griffin & Farrimond, 100 NE Loop 410

Public Comment opposed

Rudy Sandoval, 212 Clay St

Voicemail

Stephanie Wood, 132 Clay St, oposed

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 Whyte

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

Opposed: None

Abstain: McGhee

Motion Carried

Item #2 **(Continued from 05/04/2021) 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, 1 returned in favor and 0 returned in opposition and no registered neighborhood association.

Written Notice in favor

Danny Pena, 3320 Commercial Ave

No Public Comment

Motion: Commissioner McGhee made a motion for a continuance to June 15, 2021

Second: Commissioner Jones

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

Opposed: None

Motion Carried

Item # 20 **ZONING CASE Z-2021-10700086 (Council District 2):** A request for a change in zoning from "R-5 MLOD-3 MLR-2" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 District and "R-6 MLOD-3 MLR-2" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 District to "IDZ-2 MLOD-3 MLR-2" Medium Intensity Infill Development Zone Martindale Military Lighting Overlay Military Lighting Region 2 District with uses permitted for 18 dwelling units on Lot 11, Lots 23 and 24, Block D, NCB 1160 and Lot 25, Block A, NCB 1155, generally located in the 300 Block of Bee Street and Coleman Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2021-11600025) (Azadeh Sagheb, Senior Planner, (210) 207-5407, Azadeh.Sagheb@sanantonio.gov, Development Services Department).

Staff stated 30 notices were mailed to property owners within 200 feet, 1 returned in favor and 0 returned in opposition and the Government Hill Neighborhood Association is in favor.

Emily Weissler, 100 NE Loop 410, gave a presentation and was available for questions.

Live Public Comment

Erica Hizell, No address given, requested continuance

Rose Hill, Government Hill Alliance, requested postponement

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

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

Second: Commissioner Romero

In Favor: Jones, Sipes, Romero, McDaniel

Opposed: Bustamante, Gibbons, Greathouse, Kamath, Hui, McGhee

Motion Failed

Commissioner Whyte made a motion to reconsider item #20

Commissioner seconded the motion

The motion to reconsider was passed unanimously

Motion : Commissioner Whyte made mation to approve original request

Second: Commissioner Kamath

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

Opposed: None

Motion Granted

Item # 21 **ZONING CASE Z-2021-10700087 (Council District 5):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for 21 dwelling units on Lot 4, Lot 5 and Lot 7, Block 4, NCB 2231, located at 1016, 1020 and 1028 Morales Street. Staff recommends Denial, with an Alternate Recommendation. (Azadeh Sagheb, Senior Planner, (210) 207-5407, Azadeh.Sagheb@sanantonio.gov, Development Services Department).

Staff stated 24 notices were mailed to property owners within 200 feet, 0 returned in favor and 1 returned in opposition and no response from Gardendale Neighborhood Association.

M Zepeda gave a presentation and was available for questions

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 Bustamante made a motion for Approval

Second: Commissioner Hui

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

Opposed: None

Motion Carried

Item # 23 Consideration and Approval of the May 4, 2021 Zoning Commission Meeting Minutes.

Motion: Commissioner Sipes made a motion for Approval

Second: Commissioner McDaniel

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

Opposed: None

Motion Carried

Adjournment

There being no further business, the meeting was adjourned at 4:57 pm.

APPROVED BY: _____ or _____
John Bustamante, Chair

DATE: _____

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