

City of San Antonio



Zoning Commission Minutes

Development and Business

Services Center

1901 South Alamo

June 1, 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 #02 has been postponed

Item #04 no action taken

COMBINED CONSENT AGENDA #1:

Commissioner Whyte joined the meeting at 1:09pm

Item # 7 **ZONING CASE Z-2021-10700083 (Council District 10):** A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "R-5 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 six (6) dwelling units, on Lot 19, Lot 20, Lot 21, Lot 22, and Lot 23, Block 2, NCB 12163, located at 628 Ira Lee Road. 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 no response from the Oakwell Farms Home Owners Association.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Greathouse

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

Opposed: None

Motion Carried

Item # 10 **ZONING CASE Z-2021-10700091 S (Council District 4):** 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-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 S MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for a Carwash on Lot 47, Block 1, NCB 16001, generally located in the 6600 block of Medina Base Road. 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, 1 returned in favor and 0 returned in opposition and no response from People Active in Community Effort or Ridgestone and Heather Cove Home Owners Association.

Public Comment in favor

Killen Griffin and Farrimond, 100 NE Loop 410

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Greathouse

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

Opposed: None

Motion Carried

Item # 11 **ZONING CASE Z-2021-10700092 (Council District 3):** A request for a change in zoning from "FR AHOD" Farm and Ranch Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on Lot P-30A and Lot P-31C, NCB 11166, located at 12620 Pleasanton Road. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@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 no registered neighborhood association

Comment in favor

Killen Griffin and Farrimond, 100 NE Loop 410

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Greathouse

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

Opposed: None

Motion Carried

Item # 12 ZONING CASE Z-2021-10700094 (Council District 7): A request for a change in zoning from "C-3R MLOD-2 MLR-1 AHOD" General Commercial Restrictive Alcohol Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-3R MLOD-2 MLR-2 AHOD" General Commercial Restrictive Alcohol Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-33 MLOD-2 MLR-1 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 2.295 acres out of NCB 11493, located at 4740 and 4762 Culebra Road. Staff recommends Approval. (Lorianne Thennes, Senior Planner, (210) 207-7945, lorianne.thennes@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 the Culebra Park Neighborhood Association had no response.

Public Comment in favor

Killen, Griffin & Farrimond, 100 NE Loop 410

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Greathouse

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

Opposed: None

Motion Carried

Item # 13 **ZONING CASE Z-2021-10700095 (Council District 1):** A request for a change in zoning from "C-3 UC-4 AHOD" General Commercial North St. Mary's Street Urban Corridor Airport Hazard Overlay District 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 sixty-one (61) Dwelling Units on Lot 17, Block 3, NCB 829, located at 819 East Elmira Street. Staff recommends Approval. (Lorianne Thennes, Senior Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department

Staff stated 35 notices were mailed to property owners within 200 feet, 4 returned in favor and 0 returned in opposition. Tobin Hill Community Association is in support.

Public Comment in favor

Killen Griffin and Farrimond, 100 NE Loop 410

Tony Cortez, 516 Wilmington Ave

Robert and Claire Widule, 811 E. Elmira St. Unit 14

Richard Urbina, 811 E. Elmira, Unit #5

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Greathouse

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

Opposed: None

Motion Carried

Item # 14 **ZONING CASE Z-2021-10700096 (Council District 8):** A request for a change in zoning from "C-3R" General Commercial Restrictive Alcohol Sales District and "C-3R AHOD" General Commercial Restrictive Alcohol Sales Airport Hazard Overlay District to "MF-33" Multi-Family District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on 4.322 acres out of NCB 17660, located at 2 Spurs Lane. Staff recommends Approval. (Michael Pepe, Senior Planner, (210) 207-8208, Michael.Pepe@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 no registered neighborhood association.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Greathouse

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

Opposed: None

Motion Carried

Item # 15 ZONING CASE Z-2021-10700097 (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 14.91 acres out of NCB 18087, generally located in 10100 Block of State Highway 16 South. Staff recommends Approval. (Azadeh Sagheb, Senior Planner, (210) 207-5407, Azadeh.Sagheb@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.

Public Comment in favor

Killen, Griffin & Farrimond, 100 NE Loop 410

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Greathouse

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

Opposed: None

Motion Carried

Item # 17 **ZONING CASE Z-2021-10700099 CD (Council District 3):** A request for a change in zoning from "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "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 Noncommercial Parking Lot on 0.09 acres out of Lot 9, NCB 8623, located at 1082 Rayburn Drive. Staff recommends Approval.(Juanita Romero, Senior Planner, (210) 207-7232, juanita.romero@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 with no registered neighborhood association.

Public Comment in favor

Killen Griffin and Farrimond, 100 NE Loop 410

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Greathouse

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

Opposed: None

Motion Carried

Item # 18 **ZONING CASE Z-2021-10700101 (Council District 5):** A request for a change in zoning from "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "RM-4 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on East 59.5 Feet of North 110 Feet of Lot 6, Block 12, NCB 2317, located at 2422 West Commerce Street. Staff recommends Approval. (Michael Pepe, Senior Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Staff stated 35 notices were mailed to property owners within 200 feet, 0 returned in favor and 0 returned in opposition the Historic Westside Residents Association is in support.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Greathouse

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

Opposed: None

Motion Carried

Item # 19 **ZONING CASE Z-2021-10700102 (Council District 2):** A request for a change in zoning from "R-5 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 a Duplex to "MF-18 MLOD-3 MLR-2 AHOD" Multi-Family Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 11, Block 15, NCB 1295, located at 119 Spofford Street. Staff recommends Approval. (Michael Pepe, Senior Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Staff stated 16 notices were mailed to property owners within 200 feet, 0 returned in favor and 0 returned in opposition and No Response from the Government Hill Alliance Neighborhood Association.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Greathouse

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

Opposed: None

Motion Carried

Item # 20 ZONING CASE Z-2021-10700103 (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 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 1, NCB 11997, located at 103 North Acme Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2021-11600035) (Michael Pepe, Senior Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Staff stated 27 notices were mailed to property owners within 200 feet, 0 returned in favor and 0 returned in opposition no response from Los Puentes Neighborhood Association.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Greathouse

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

Opposed: None

Motion Carried

Item # 21 **ZONING CASE Z-2021-10700119 (Council District 4):** A request for a change in zoning from "L MLOD-2 MLR-1 AHOD" Light Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "I-1 MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "I-2 MLOD-2 MLR-1 AHOD" Heavy Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 129.768 acres out of CB 4301E, CB 4301 and NCB 14494, located at 10120 Fischer Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2021-11600034) (Lorianne Thennes, Senior 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 no registered Neighborhood Association.

Public Comment in favor

Brown and Ortiz, 112 E. Pecan

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Greathouse

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

Opposed: None

Motion Carried

CONSENT AGENDA #2:

Item # 8 **ZONING CASE Z-2021-10700089 (Council District 7):** A request for a change in zoning from "R-6" Residential Single-Family District to "PUD R-4" Planned Unit Development Residential Single-Family District on Lot P-88, NCB 15664, generally located in the 11000 block of Bandera Road. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)

Staff stated 62 notices were mailed to property owners within 200 feet, 1 returned in favor and 12 returned in opposition and Braun Oaks Neighborhood Association is opposed. There is one letter received in support and one opposed outside the 200' radius.

Public Comment in favor

Killen Griffin and Farrimond, 100 NE Loop 410
Shane King, No Address given

Public Comment Opposed

Opposition will be heard on June 15th 2021

Voicemail opposed

Anita Ramirez, 9114 Shade Tree
Fred Garner, 8939 Rachel's Ranch
Jerry Kelly, No address given
Jose Marquez, 9707 Braun Rd
Melva Malish, 8827 Oak Run

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 June 15, 2021

Second: Commissioner McDaniel

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

Opposed: None

Motion Carried

Item # 9 **ZONING CASE Z-2021-10700090 (Council District 2):** A request for a change in zoning from "C-2 UC-2 RIO-1 NCD-9 AHOD" Commercial Broadway Urban Corridor River Improvement Overlay Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District and "C-2 RIO-1 NCD-9 AHOD" Commercial River Improvement Overlay Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District to "C-2 IDZ UC-2 RIO-1 NCD-9 AHOD" Commercial Infill Development Zone Broadway Urban Corridor River Improvement Overlay Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District and "C-2 IDZ RIO-1 NCD-9 AHOD" Commercial Infill Development Zone River Improvement Overlay Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District on the North 10 Feet of Lot 4, Lot 5, Lot 6, the South 45.4 Feet of Lot 9, and the North 5 Feet of Lot 10, Block 27, NCB 1764, generally located in the 2000 block of Broadway Street. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)

Staff stated 14 notices were mailed to property owners within 200 feet, 1 returned in favor and 0 returned in opposition and the Westford Alliance Neighborhood Association is opposed

Public Comment in favor

Caryn Hasslocher, 2020 Broadway

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

Second: Commissioner Kamath

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

Opposed: None

Motion Carried

Individual Items:

Commissioner Hui recused himself prior to hearing item #6 and returned after the vote.

Item # 6 ZONING CASE Z-2021-10700048 (Council District 5): A request for a change in zoning from "D H AHOD" Downtown Cattleman Square Historic Airport Hazard Overlay District and "D H HS AHOD" Downtown Cattleman Square Historic Significant Airport Hazard Overlay District to "D AHOD" Downtown Airport Hazard Overlay District, on Lot 10, Lot 12A, Lot 13, Block 25, NCB 285, and 0.6146 acres out of NCB 285, located at 821 West Commerce Street. Staff recommends Denial. (Michael Pepe, Senior Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Staff stated 20 notices were mailed to property owners within 200 feet, 1 returned in favor and 0 returned in opposition. There was no response from the Gardendale Neighborhood Association. The Historic Westside residents Association is opposed. 7 notices were received outside the the 200' radius are opposed.

Public Comment in favor

Yuen King Lim Family LLC, 821 W. Commerce
MTC Real Estate- 800 Dolorosa

Notices received in opposition outside the 200'

Bill Fischer - 2811 N. Main
The Conservation Society of San Antonio - 107 King William
Evelyn Brown - 527 Burnet
Joseph Garcia – 906 E Crockett
Liz Franklin – 515 Hays
Lulu Francois - 817 Nolan
Mark Kusey - 1120 E Crockett
Monica Savino - 1120 E Crockett
Mio Kitano – 919 N Pine
Nicholas Spyker – 919 N Pine
Scott Albert – 922 N Pine
Valerie Cortez – 508 Lamar
Mary Nethery- No address
Tier One Neighborhood Coalition, no address
William Dupont, No Address
WestSide Neighborhood Association Coalition
Antonio Castaneda, 2420 McCoullough

Voicemail in support

Brian Stark, 942 W. Mistletoe
Eiginio Rodriguez, no address
Marcela Garza, 409 Arbor Place

Merida, Enriquez, 431 General Cougar Blvd
Michael Garzoria, no address
Dixon Yang, 611 Tenney Drive
Steven Prescott, no address given

Voicemail Opposed

Antonio Castaneda, 2420 McCoullough
Cosima Colvin, 871 W. Magnolia
Cynthia Spielman, 900 W. Woodlawn
Frederica Kushner, 405 E. Myrtle
Irma Hoffman, 3011 Whitetail Drive
Steve Versteeg, 105 Reno St.
Thomas Fraustro, 2420 McCoullough Ave.
Velma Pena, 1111 Patton

Live Comments

Tony Garcia, 243 E. Huisache, opposed
Amelia Valdez, no address, opposed
Henry Rodriguez, 105 Oakwood Drive, opposed
Janet Segura, Esperanza Peace and Justice Center, opposed
Leticia Sanchez, did not speak

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 a continuance to July 6, 2021

Second: Commissioner Romero

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

Opposed: None

Recused: Hui

Motion Carried

The Zommission recessed at 2:51 and returned at 2:58pm

Item # 3 **ZONING CASE Z-2021-10700080 ERZD (Council District 8):** A request for a change in zoning from "C-2NA ERZD" Commercial Nonalcoholic Sales Edwards Recharge Zone District to "PUD R-6 ERZD" Planned Unit Development Residential Single-Family Edwards Recharge Zone District with a Reduced Perimeter Setback of 10-Feet, on 3.84 acres out of NCB 15841, generally located in the 12900 Block of Babcock Road. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@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 Carriage Hills Homeowners Association.

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

Ashley Farrimond, 12900 Babcock Rd, gave a detailed presentation and was available for questions.

Public Comment opposed

Adrian Hernandez, no address given

VoiceMail

Diane Osio, 15222, has concerns

Jamison Hochadel, 12518 Carriage Blvd, opposed

Sonia Saenz, 12506 Carriage Blvd, has concerns

Mario Morales, 12526 Carriage Blvd, 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 Romero made a motion for Approval with all SAWS recommendations

Second: Commissioner McGhee

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

Opposed: None

Not Present: Whyte

Motion Carried

Item # 5 **ZONING CASE Z-2021-10700029 (Council District 5):** A request for a change in zoning from "I-1 MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 0.242 acres out of NCB 11304, located at 942 Quintana Road. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)

Staff stated 10 notices were mailed to property owners within 200 feet, 0 returned in favor and 0 returned in opposition and no response from the Quintana Community Association.

Rene Arguello, 942 Quintana Rd, was available for questions and asked for approval.

Voicemail Public Comment

Russel Stroud, 103 Quintana, 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 Approval.

Second: Commissioner McGhee

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

Opposed: None

Abstained: Whyte

Motion Carried

Item # 16 **ZONING CASE Z-2021-10700098 (Council District 7):** 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 "MF-25 MLOD-2 MLR-2 AHOD" Low Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 14 acres out of NCB 18107, NCB 18111, NCB 18114, NCB 18110, and NCB 18106, generally located in 4000 Block of Wurzbach Road. Staff recommends Approval. (Azadeh Sagheb, Senior Planner, (210) 207-5407, Azadeh.Sagheb@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.

Emily Weissler, 4000 Wurzbach, gave a presentation regarding his project and was available for questions.

Public Comment in favor

Imelda Valenzuela, owner of JUV Properties
Killen, Griffin & Farrimond, 100 NE Loop 410 Ste 650

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 McDaniel

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

Opposed: None

Motion Carried

Item # 22 Consideration and Approval of the June 1, 2021 Zoning Commission Meeting Minutes.

Motion: Commissioner Sipes made a motion for Approval as corrected.

Second: Commissioner Greathouse

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

Opposed: None

Motion Carried

Adjournment

There being no further business, the meeting was adjourned at 3:41pm

APPROVED BY: _____ or _____
John Bustamante, Chair

DATE: _____

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