



DRAFT

Zoning Commission Minutes

Development and Business

Services Center

1901 South Alamo

June 15, 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 | Marc Whyte, District 10 |
Gayle McDaniel, Mayor |

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

- **Roll Call**
- **Present:** Jones, McGhee, Kamath, Hui, Romero, Whyte, McDaniel, Greathouse, Sipes, Bustamante
- **Absent:** None
- **SeaproTec 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 #1 Z-2021-10700104 has been Postponed.

Item #2 Z-2021-10700024 S ERZD has been Postponed.

COMBINED CONSENT AGENDA #1:

Item # 8 **ZONING CASE Z-2021-10700084 (Council District 2):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for sixteen (16) dwelling units on 0.7582 acres out of NCB 500, located at 211, 215, 223, 227 and 231 Yoakum Alley, 416 Duval Street, 417 and 419 Milam, 206 and 212 Dalton Alley. Staff recommends Approval.(Lorianne Thennes, Senior Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

Staff stated 22 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition and no registered neighborhood association.

Public Comment:

Voicemail:

Shane Werchan, 1305 Olive, stated environmental concerns.

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Jones

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

Opposed: None

Motion Carried as Approval

Item # 9 **ZONING CASE Z-2021-10700105 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 Three (3) Dwelling Units on Lots 11A and 11B, Block 47, NCB 11077, located at 3637 Commercial Avenue. Staff recommends Approval. (Lorianne Thennes, Senior Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

Staff stated 27 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition and no response from the Government Hill Alliance.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Jones

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

Opposed: None

Motion Carried as Approval

Item # 10 **ZONING CASE Z-2021-10700107 (Council Districts 1):** A request for a change in zoning from "C-3 H AHOD" General Commercial Lavaca Historic Airport Hazard Overlay District to "IDZ-1 H AHOD" Limited Intensity Infill Development Zone Lavaca Historic Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District on 0.120 acres out of NCB 903, located at 328 Martinez Street. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)

Staff stated 16 notices were mailed to property owners within 200 feet, 1 returned in favor, 0 returned in opposition and the Lavaca Neighborhood Association is in support.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Jones

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

Opposed: None

Motion Carried as Approval

Item # 11 **ZONING CASE Z-2021-10700108 (Council District 2):** A request for a change in zoning from "I-1 MLOD-3 MLR-2 AHOD" General Industrial Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-3 MLOD-3 MLR-2 AHOD" Single-Family Residential Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 31 and Lot 32, NCB 6056, located at 406 Moten Alley. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@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 no registered neighborhood association.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Jones

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

Opposed: None

Motion Carried as Approval

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Item # 12 **ZONING CASE Z-2021-10700112 (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 to "R-4 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 8 and West 17 Feet of Lot 9, Block X, NCB 1336, located at 329 Blaine Street. 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 0 returned in opposition and no response from Dignowity Hill neighborhood association.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Jones

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

Opposed: None

Motion Carried as Approval

Item # 15 **ZONING CASE Z-2021-10700116 (Council District 5):** A request for a change in zoning from "I-2 RIO-7E MLOD-2 MLR-2 AHOD" General Industrial River Improvement Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "I-2 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 IDZ RIO-7E MLOD-2 MLR-2 AHOD" Commercial Infill Development Zone River Improvement Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-2 IDZ MLOD-2 MLR-2 AHOD" Commercial Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 0.901 acres out of NCB 2827 and 0.3920 acres out of NCB 2827, located at 119 and 135 West LaChapelle. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@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 Collins Garden neighborhood association is not opposed.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Jones

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

Opposed: None

Motion Carried as Approval

Item # 16 **ZONING CASE Z-2021-10700117 (Council District 1):** A request for a change in zoning from "IDZ-1 UC-6 AHOD" Limited Intensity Infill Development Zone San Pedro Urban Corridor Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and for a Bar/Microbrewery to "IDZ-1 UC-6 AHOD" Limited Intensity Infill Development Zone San Pedro Urban Corridor Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District, for a Bar/Microbrewery and for a Mobile Food Court on the North 44.84 feet of Lot 4 and the South 51.84 feet of Lot 5, Block 9, NCB 763, and Lots 6, 7 and North 4.5 feet of Lot 5, Block 9, NCB 763, located at 515 and 523 San Pedro Avenue. Staff recommends Approval. (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, 1 returned in favor and 0 returned in opposition and no response from the Five Points neighborhood association.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Jones

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

Opposed: None

Motion Carried as Approval

Item # 19 **ZONING CASE Z-2021-10700124 (Council District 2):** A request for a change in zoning from "I-1 IH-1 AHOD" General Industrial Northeast Gateway Corridor Airport Hazard Overlay District to "L IH-1 AHOD" Light Industrial Northeast Gateway Corridor Airport Hazard Overlay District on Lot 22, NCB 12179, located at 4655 Walzem Road. Staff recommends Approval. (Mirko Maravi, Senior Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

Staff stated 15 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: Jones, McGhee, Kamath, Hui, Romero, Whyte, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Motion Carried as Approval

Item # 21 ZONING CASE Z-2021-10700128 (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 and "C-3 S MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for Outdoor Storage of New and Used Construction Material to "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 18.18 acres out of NCB 11139 and "R-5 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 22.09 acres out of NCB 11139, generally located in the 900 block of West Chavaneaux Road. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@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 and no registered neighborhood association.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Jones

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

Opposed: None

Motion Carried as Approval

CONSENT AGENDA #2:**Item # 4 (Continued from 06/01/21) 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, 13 returned in opposition and the Braun Oaks Neighborhood Association is opposed. There was 1 letter received in favor and 27 received in opposition outside the 200' radius.

Public Comment

Voicemail:

Roland Perez, 8923 Rushing Winds, in opposition.

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

Second: Commissioner McDaniel

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

Opposed: None

Motion Carried for continuance to July 20, 2021.

Item # 5 **(Continued from 06/01/21) 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, 0 returned in opposition and the Westford Alliance Neighborhood Association is opposed.

No Public Comment

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

Second: Commissioner McDaniel

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

Opposed: None

Motion Carried for continuance to July 20, 2021.

Item # 7 **ZONING CASE Z-2021-10700069 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 IDZ AHOD" Commercial Infill Development Zone Airport Hazard Overlay District with a Conditional Use for a Bar/Tavern on the South 91.51 feet of Lot 13, Block 2, NCB 2074, located at 951 Culebra Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2021-11600040) (Mirko Maravi, Senior Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

Staff stated 20 notices were mailed to property owners within 200 feet, 2 returned in favor, 0 returned in opposition and the San Antonio Conservation Society is opposed.

No Public Comment

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

Second: Commissioner McDaniel

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

Opposed: None

Motion Carried for continuance to July 20, 2021.

Item # 13 **ZONING CASE Z-2021-10700114 (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 and "R-5 MLOD-3 MLR-2 AHOD" Residential Single Family Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District and "R-5 AHOD" Residential Single Family Airport Hazard Overlay District to "MHP MLOD-3 MLR-2 AHOD" Manufactured Home Park Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "MHP AHOD" Manufactured Home Park Airport Hazard Overlay District on 2.9479 acres out of 12180, located at 4618 Webbles Street. Staff recommends Approval. (Michael Pepe, Senior Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Staff stated 28 notices were mailed to property owners within 200 feet, 0 returned in favor, 2 returned in opposition, and no registered neighborhood association. 1 notice in opposition received outside the 200 feet radius.

Public Comment

Live caller:

Lucy Maldonado, address not stated, spoke in opposition regarding too much traffic in the area.

Written statement:

Emily Lee, 306 Newport, statement and petition in opposition.

Alma Rodriguez Lomas, 302 Newport Dr, statement in opposition.

Alberta Flores, 143 Newport Dr. statement in opposition.

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

Second: Commissioner McDaniel

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

Opposed: None

Motion Carried for continuance to July 20, 2021.

Item # 17 **ZONING CASE Z-2021-10700118 CD (Council District 2):** A request for a change in zoning from "C-3NA RIO-1 UC-2 NCD-9 AHOD" General Commercial Nonalcoholic Sales River Improvement Overlay Broadway Urban Corridor Westfort Neighborhood Conservation Airport Hazard Overlay District to "C-1 CD RIO-1 UC-2 NCD-9 AHOD" Light Commercial River Improvement Overlay Broadway Urban Corridor Westfort Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for a Mobile Food Court on 0.3684 acres out of NCB A-6, located at 2202 Broadway. Staff recommends Approval. (Azadeh Sagheb, Senior Planner, (210) 207-5407, Azadeh.Sagheb@sanantonio.gov, Development Services Department).

Staff stated 12 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition and the Westford Alliance Neighborhood Association is in support.

No Public Comment

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

Second: Commissioner McDaniel

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

Opposed: None

Motion Carried for continuance to July 20, 2021.

Commissioner Greathouse recused for item #6 at 1:20 pm and returned after the vote at 1:22 pm.

Item # 6 **ZONING CASE Z-2021-10700032 (Council District 8):** A request for a change in zoning from "C-3 UC-1 MLOD-1 MLR-2" General Commercial IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District and "C-3 MLOD-1 MLR-2" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District and "C-3R UC-1 MLOD-1 MLR-2" General Commercial Restrictive Alcoholic Sales IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District and "C-3R MLOD-1 MLR-2" General Commercial Restrictive Alcoholic Sales Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "MF-25 UC-1 MLOD-1 MLR-2" Low Density Multi-Family IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 and "MF-25 MLOD-1 MLR-2" Low Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District on 17.767 acres out of NCB 14857, generally located in the 12500 Block of West Interstate 10. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)

Staff stated 64 notices were mailed to property owners within 200 feet, 1 returned in favor, 1 returned in opposition, and no registered neighborhood association. 3 notices were received in opposition outside the 200 feet radius.

No Public Comment

Motion: Commissioner Romero made a motion for a continuance to July 6, 2021.

Second: Commissioner Jones

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

Opposed: None

Recused: Greathouse

Motion Carried for continuance to July 6, 2021

Item # 14

ZONING CASE Z-2021-10700115 CD (Council District 5): A request for a change in zoning from "C-3NA H RIO-4 MC-1 AHOD" General Commercial Nonalcoholic Sales Mission Historic River Improvement Overlay Roosevelt Metropolitan Corridor Airport Hazard Overlay District to "C-2NA CD H RIO-4 MC-1 AHOD" Commercial Nonalcoholic Sales Mission Historic River Improvement Overlay Roosevelt Metropolitan Corridor Airport Hazard Overlay District with a Conditional Use for Construction Trades Contractors with Welding and Carpentry on Lots 1, 2, 3, 4 and 10, Block 1, NCB 3120, located at 541 Roosevelt Avenue. Staff recommends Denial. (Associated Plan Amendment PA-2021-11600035)(Michael Pepe, Senior Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Staff stated 33 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition and no response from the Roosevelt Park Neighborhood Association.

No Public Comment

Motion: Chairman Bustamante made a motion for a continuance to July 6, 2021.

Second: Commissioner McGhee

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

Opposed: None

Motion Carried for a continuance to July 6, 2021

Individual Items:

Item # 3 **(Continued from 05/18/2021) 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, 0 returned in opposition and no registered neighborhood association.

Danny Pena, stated the rezoning is to convert a residential property into a commercial business for a small used car lot.

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 Approval as Amended to "C-2NA CD with a Conditional Use for Motor Vehicle Sales" and with the following conditions:

- No freestanding pole signage
- No LED or flashing signage
- No onsite autobody paint or repair permitted indoors or outdoors
- No outdoor amplified sound or speakers

Second: Commissioner Jones

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

Opposed: None

Abstained: Whyte

Motion Carried as Approval as Amended to "C-2 NA CD with a Conditional Use for Motor Vehicle Sales.

Item # 18 **ZONING CASE Z-2021-10700122 (Council District 5):** A request for a change in zoning from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 83, Block 2, NCB 11314, located at 1354 Menefee Boulevard. Staff recommends Approval.(Mirko Maravi, Senior Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

Staff stated 13 notices were mailed to property owners within 200 feet, 0 returned in favor and 3 returned in opposition, no response from the Thompson Neighborhood Association. 4 notices were received in opposition outside the 200 feet radius.

Jose Nino, developer, no address stated, stated the rezone is to allow single family residential and low density.

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: Chairman Bustamante made a motion for Approval

Second: Commissioner Jones

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

Opposed: None

Motion Carried as Approval

Item # 20 **ZONING CASE Z-2021-10700127 S (Council District 7):** 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 a Car Wash on Lot 2, Block 1, NCB 18128, located at 8797 Bandera Road. Staff recommends Denial. (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, 0 returned in favor, 0 returned in opposition no registered neighborhood association.

Kevin Love 2007 Encino Cliff, stated the rezone request is for a Bee Clean tunnel car wash chain.

No Public Comment

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

Motion: Commissioner Sipes made a motion for Denial.

Second: Commissioner McDaniel

In Favor: McDaniel, Greathouse, Sipes

Opposed: Jones, McGhee, Kamath, Hui, Romero, Whyte, Bustamante

Motion Failed

Motion: Commissioner Hui made a motion to reconsider.

Second: Commissioner Romero

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

Opposed: McDaniel, Greathouse, Sipes

Motion Carried as Approval to reconsider

Motion: Commissioner Romero made a motion for Approval.

Second: Commissioner Hui

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

Opposed: McDaniel, Greathouse, Sipes

Motion Carried as Approval

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

Motion: Commissioner Whyte made a motion for Approval.

Second: Commissioner Jones

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

Opposed: None

Motion Carried as Approval

Adjournment

There being no further business, the meeting was adjourned at 2:25 pm

APPROVED BY: _____ or _____
John Bustamante, Chair

DATE: _____

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