

City of San Antonio



DRAFT

Zoning Commission Minutes

Development and Business

Services Center

1901 South Alamo

July 6, 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 | Marco Barros, District 9
Marc Whyte, District 10 | Gayle McDaniel, Mayor |

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

- **Roll Call**
- **Present:** Jones, McGhee, Kamath, Hui, Romero, Barros, Whyte, McDaniel, Greathouse, Bustamante
- **Absent:** Sipes
- **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Item #1 Z-2021-10700048 has been Withdrawn.

COMBINED CONSENT AGENDA #1:

- Item # 9** **ZONING CASE Z-2021-10700104 (Council District 1):** A request for a change in zoning from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District, "L AHOD" Light Industrial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 18 and Lot 19, Block 3, NCB 11954, located at 8320 Airport Boulevard and 8434 Airport Boulevard. Staff recommends Approval. (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, 1 returned in favor, 0 returned in opposition and no registered neighborhood association.

No Public Comment

Motion: Commissioner Greathouse made a motion for Approval.

Second: Commissioner Barros

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

Opposed: None

Motion Carried as Approval

Item # 10 **ZONING CASE Z-2021-10700120 (Council District 1):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 17 through Lot 21, Block 25, NCB 6886, located at 2322 Blanco Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2021-11600044) (Azadeh Sagheb, Senior Planner, (210) 207-5407, Azadeh.Sagheb@sanantonio.gov, Development Services Department).

Staff stated 34 notices were mailed to property owners within 200 feet, 2 returned in favor, 0 returned in opposition and no response from the Central Los Angeles Neighborhood Association.

Public Comment:

Written Notice:

Walt Rodriguez, favor.

Manuel Valdez, favor.

Motion: Commissioner Greathouse made a motion for Approval.

Second: Commissioner Barros

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

Opposed: None

Motion Carried as Approval

Item # 11 **ZONING CASE Z-2021-10700125 S (Council District 2):** A request for a change in zoning from "AE-2 AHOD" Arts and Entertainment Airport Hazard Overlay District to "AE-2 S AHOD" Arts and Entertainment Airport Hazard Overlay District with a Specific Use Authorization for two (2) dwelling units on Lot 1, Block 1, NCB 604, located at 206 South Mesquite Street. Staff recommends Approval. (Joyce Palmer, Senior Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).

Staff stated 25 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition and no response from the Alamodone Gardens Neighborhood Association.

No Public Comment

Motion: Commissioner Greathouse made a motion for Approval.

Second: Commissioner Barros

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

Opposed: None

Motion Carried as Approval

Item # 12 **ZONING CASE Z-2021-10700126 (Council District 2):** A request for a change in zoning from "O-1 MLOD-3 MLR-2 AHOD" Office Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-1 MLOD-3 MLR-2 AHOD" Limited Intensity Infill Development Zone Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for a Professional Office and one (1) dwelling unit on Lot 1, Block 15, NCB 1295, located at 2002 North Interstate Highway 35. Staff recommends Approval. (Michael Pepe, Senior Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Staff stated 14 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 Neighborhood Association.

No Public Comment

Motion: Commissioner Greathouse made a motion for Approval.

Second: Commissioner Barros

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

Opposed: None

Motion Carried as Approval

Item # 13 **ZONING CASE Z-2021-10700130 CD (Council District 1):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Two (2) Dwelling Units on Lot 14, Block 128, NCB 7223, located at 815 West Wildwood. Staff recommends Approval. (Joyce Palmer, Senior Planner, (210) 207-0315, Joyce.Palmer@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 response from the Los Angeles Heights and Northmoor Neighborhood Associations.

No Public Comment

Motion: Commissioner Greathouse made a motion for Approval.

Second: Commissioner Barros

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

Opposed: None

Motion Carried as Approval

- Item # 14** **ZONING CASE Z-2021-10700132 HL (Council District 9):** A request for a change in zoning from "R-5" Residential Single-Family District to "R-5 HL" Residential Single-Family Historic Landmark District on Lot 21 and Lot 22, NCB 11668, located at 10314 Dreamland Drive. Staff recommends Approval. (Azadeh Sagheb, Senior Planner, (210) 207-5407, Azadeh.Sagheb@sanantonio.gov, Development Services Department).

Staff stated 19 notices were mailed to property owners within 200 feet, 0 returned in favor and 0 returned in opposition and no response from the Vance Jackson Neighborhood Association. The Conservation Society of San Antonio is in support.

No Public Comment

Motion: Commissioner Greathouse made a motion for Approval.

Second: Commissioner Barros

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

Opposed: None

Motion Carried as Approval

- Item # 17** **ZONING CASE Z-2021-10700135 HL (Council District 1)**: A request for a change in zoning from R-6 “Residential Single-Family District to “R-6 HL” Residential Single-Family Historic Landmark District on the west triangular 35 feet of Lot A, NCB 3553 and Lot 10, Block 1, NCB 2959, located at 135 Leopold Street. Staff recommends Approval. (Lorianne Thennes, Senior Planner, (210) 207-7945,lorianne.thennes@sanantonio.gov, Development Services Department)

Staff stated 36 notices were mailed to property owners within 200 feet, 0 returned in favor and 0 returned in opposition and no registered neighborhood association. The Conservation Society of San Antonio is in support.

No Public Comment

Motion: Commissioner Greathouse made a motion for Approval.

Second: Commissioner Barros

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

Opposed: None

Motion Carried as Approval

Item # 18 **ZONING CASE Z-2021-10700136 HL (Council District 2)**: A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 HL AHOD" Residential Single-Family Historic Landmark Airport Hazard Overlay District on Lot 26, Block 19, NCB 495, located at 222 Brooks Street. Staff recommends Approval. (Lorianne Thennes, Senior Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

Staff stated 28 notices were mailed to property owners within 200 feet, 0 returned in favor and 0 returned in opposition and no response from the Government Hill Alliance Neighborhood Association. The Conservation Society of San Antonio is in support.

No Public Comment

Motion: Commissioner Greathouse made a motion for Approval.

Second: Commissioner Barros

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

Opposed: None

Motion Carried as Approval

- Item # 19** **ZONING CASE Z-2021-10700137 (Council District 2):** A request for a change in zoning from "I-2 MLOD-3 MLR-2" Heavy Industrial Martindale Military Lighting Overlay Military Lighting Region 2 District to "IDZ-1 MLOD-3 MLR-2" Limited Intensity Infill Development Zone Martindale Military Lighting Overlay Military Lighting Region 2 District with uses permitted for twelve (12) Residential Dwellings on Lots 8-13, Block 37, NCB 1231, located at 601 and 605 Jenull Avenue. Staff recommends Approval. (Mirko Maravi, Senior Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

Staff stated 18 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 Greathouse made a motion for Approval.

Second: Commissioner Barros

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

Opposed: None

Motion Carried as Approval

CONSENT AGENDA #2:

Commissioner Greathouse recused from the Zoning Commission at 1:21 pm.

Commissioner McDaniel requested Item 6, ZONING CASE Z-2021-10700032 be pulled to Individual Hearing.

Item # 8 **ZONING CASE Z-2021-10700110 (Council District 4):** A request for a change in zoning from "MPCD MLOD-2 MLR-2 AHOD" Master Planned Community Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 10.69 acres out of CB 4005, located at 10700 South Zarzamora Street. Staff recommends Approval. (Mirko Maravi, Senior Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

Staff stated 5 notices were mailed to property owners within 200 feet, 1 returned in favor, 0 returned in opposition and no registered neighborhood association.

No Public Comment

Motion: Commissioner McGhee made a motion for Approval.

Second: Commissioner McDaniel

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

Opposed: None

Recused: Greathouse

Motion Carried for Approval

- Item # 15** **ZONING CASE Z-2021-10700133 (Council District 5):** 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 "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot Tract F, NCB 8786, located at 1707 Centennial Boulevard. Staff recommends Approval. (Juanita Romero, Senior Planner, (210) 207-7232, juanita.romero@sanantonio.gov, Development Services Department)

Staff stated 19 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition and no response from Palm Heights and Quintana Community Neighborhood Associations.

No Public Comment

Motion: Commissioner McGhee made a motion for Approval.

Second: Commissioner McDaniel

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

Opposed: None

Recused: Greathouse

Motion Carried for Approval

Item # 21 **ZONING CASE Z-2021-10700141 (Council District 2):** A request for a change in zoning from "R-4 MLOD-3 MLR-2" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 District to "IDZ-1 MLOD-3 MLR-2" Limited Intensity Infill Development Zone Martindale Military Lighting Overlay Military Lighting Region 2 District with uses permitted for twenty (20) Residential Units on Lots 2-4, 5A, 6A, 7-9, 10A, and Lot 27, Block 2, NCB 9552, located at 2830 Martin Luther King Drive. Staff recommends Approval. (Mirko Maravi, Senior Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

Staff stated 55 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition and no response from the Coliseum/Willow Park Neighborhood Association.

No Public Comment

Motion: Commissioner McGhee made a motion for Approval.

Second: Commissioner McDaniel

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

Opposed: None

Recused: Greathouse

Motion Carried for Approval

CONSENT AGENDA #3:

- Item # 16** **ZONING CASE Z-2021-10700134 (Council District 9):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District on Lot 22, Block 1, NCB 14891, located at 10730 Gulfdale Street. 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, 1 returned in favor, 0 returned in opposition, and no registered neighborhood association.

Public Comment:

Written:

Tom Pryjowski, VP Real Estate & Facilities Firstmark Credit Union, favor.

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

Second: Commissioner McDaniel

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

Opposed: None

Recused: Greathouse

Motion Carried for continuance to July 20, 2021.

Commissioner Greathouse returned to the Zoning Commission at 1:22 pm.

Item # 7 **(Continued from 06/15/21) 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 Neighborhood Association. 1 notice in opposition received outside the 200 feet radius.

No Public Comment

Motion: Chairman Bustamante made a motion for a continuance to July 20, 2021.

Second: Commissioner McDaniel

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

Opposed: None

Motion Carried for continuance to July 20, 2021.

Item # 20 **ZONING CASE Z-2021-10700139 S (Council District 5):** 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 to "I-2 S MLOD-2 MLR-1 AHOD" Heavy Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for Metal Recycling Entity With Outside Storage and/or Processing on 4.90 acres out of NCB 8736, located at 2218 West Southcross Street. Staff recommends Approval with Conditions, pending Plan Amendment. (Associated Plan Amendment PA-2021-11600046) (Michael Pepe, Senior Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department) (Associated Plan Amendment PA-2021-11600046)

Staff stated 35 notices were mailed to property owners within 200 feet, 0 returned in favor, 5 returned in opposition and no response from the Quintana Neighborhood Association. 2 notices and a petition with 8 signatures in opposition were received outside the 200 feet radius.

Public Comment

Written:

Victor Rodriguez, 1015 Somerset, submitted written response and a petition with 8 signatures in opposition.

Luis Robles, 2202 W Southcross, opposition.

IAGB LLC, 1115 Somerset, opposition.

Matilda Trevino, 2139 W. Southcross, opposition

Daniel Hack, 2239 W. Southcross, opposition.

TR Gallagher, 2147 W. Southcross, opposition.

Motion: Chairman Bustamante made a motion for a continuance to August 3, 2021.

Second: Commissioner McDaniel

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

Opposed: None

Motion Carried for continuance to August 3, 2021.

Individual Items:

Commissioner Greathouse recused from the Zoning Commission at 1:28 pm.

Item # 2 **ZONING CASE Z-2020-10700303 ERZD (Council District 8):** A request for a change in zoning from "C-1 ERZD" Light Commercial Edwards Recharge Zone District, "C-2 ERZD" Commercial Edwards Recharge Zone District, "C-3 ERZD" General Commercial Edwards Recharge Zone District and "C-3 UC-1 ERZD" General Commercial IH-10/FM 1604 Urban Corridor Edwards Recharge Zone District to "MF-18 ERZD" Limited Density Multi-Family Edwards Recharge Zone District, and "MF-18 UC-1 ERZD" Limited Density Multi-Family IH-10/FM 1604 Urban Corridor Edwards Recharge Zone District on 34.263 acres out of NCB 14866, located at 13985 North FM 1560. Staff recommends Approval. (Azadeh Sagheb, Senior Planner, (210) 207-5407, Azadeh.Sagheb@sanantonio.gov, Development Services Department).

Staff stated 63 notices were mailed to property owners within 200 feet, 2 returned in favor, 4 returned in opposition, and no registered neighborhood association.

Michael Escalante, SAWS, recommends Approval to include all the conditions listed in the SAWS report.

Caroline McDonald, Brown & Ortiz, 112 E Pecan, stated the project is for build to rent homes in a farm style community.

Public Comment

Written:

Sherry Steindel, 13616 Riverbank Pass, opposition.

David Cuellar, 8819 Shuteye Peak, opposition.

Pamela Allen, 13714 Riverbank Pass, opposition.

Ana Iriarte Jalife, 13730 Riverbank Pass, opposition.

Brown & Ortiz, 112 E Pecan St, favor.

Daniel Seale, P.O. Box 1200, 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 with all SAWS recommendations.

Second: Commissioner Jones

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

Opposed: None

Abstained: Barros

Recused: Greathouse

Motion Carried for Approval

Commissioner Greathouse returned to the Zoning Commission at 1:45 pm.

Item # 3

ZONING CASE Z-2021-10700024 S ERZD (Council District 8): A request for a change in zoning from "O-2 MLOD-1 MLR-2 AHOD ERZD" High-Rise Office Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay Edwards Recharge Zone District and "C-3 MLOD-1 MLR-2 AHOD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay Edwards Recharge Zone District to "C-2 S MLOD-1 MLR-2 AHOD ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay Edwards Recharge Zone District with a Specific Use Authorization for a Car Wash on 1.000 acres out of NCB 17627, generally located in the 4000 block of Dezavala Road. 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, 2 returned in favor, 1 returned in opposition and no registered neighborhood association.

Michael Escalante, SAWS, recommends Approval to include all the conditions listed in the SAWS report.

Caroline McDonald, stated the zoning request is for a Racer Classic carwash.

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 Romero made a motion for Approval with SAWS recommendations.

Second: Commissioner Barros

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

Opposed: None

Motion Carried for Approval

Item # 4 **ZONING CASE Z-2021-10700113 ERZD (Council District 10):** A request for a change in zoning from "R-6 ERZD" Residential Single Family Edwards Recharge Zone District to "C-2 ERZD" Commercial Edwards Recharge Zone District on Lot P-5, NCB 17725, located at 17301 Jones Maltsberger Road. Staff recommends Approval. (Michael Pepe, Senior Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Staff stated 7 notices were mailed to property owners within 200 feet, 1 returned in favor, 0 returned in opposition and no registered neighborhood association.

Michael Escalante, SAWS, recommends Approval to include all the conditions listed in the SAWS report.

James Griffin, stated the rezoning project will be for the Generations Federal Credit Union headquarters/corporate campus.

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 Whyte made a motion for Approval with SAWS recommendations.

Second: Commissioner Kamath

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

Opposed: None

Motion Carried for Approval

The Zoning Commission recessed for a 5-minute break at 2:04 and reconvened into session at 2:11 pm.

Item # 5

ZONING CASE Z-2021-10700111 HL (Council District 2): A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "RM-4 HL AHOD" Residential Mixed Historic Landmark Airport Hazard Overlay District on Lot 8, NCB 3100, located at 828 Nevada Street. Staff recommends Approval. (Joyce Palmer, Senior Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).

Staff stated 47 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and no response from the Denver Heights Neighborhood Association. The Conservation Society of San Antonio is in support.

Dr. Jenny Hay, City of San Antonio Historic department, Project Manager, explained this project is a City Council initiated historic landmark designation resulting from a demolition request from the property owner.

Public Comment

Mr. Herrick, property owner, spoke in opposition to the designation. He stated his business restores quality properties for older neighborhoods, and the planned project for this property is for 2 homes.

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 August 3, 2021.

Second: Commissioner Hui

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

Opposed: None

Motion Carried for continuance to August 3, 2021

Commissioner Greathouse recused from the Zoning Commission at 2:41 pm.

Item # 6

(Continued from 06/15/21) 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. (Lorianne Thennes, Senior Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

Staff stated 62 notices were mailed to property owners within 200 feet, 1 returned in favor, 5 returned in opposition, and no response from the Huntington Place Neighborhood Association.

Daniel Ortiz, representative, Brown & Ortiz, stated the rezoning project is for 60 units of affordable housing.

Nick Walsh, NRP group, answered the zoning commissioners questions regarding the number of units.

Public Comment:

Voicemail:

Mike Hardin, 1902 Indian Meadows, spoke in opposition.

Live caller:

Marilyn Choate, 14407 Cedar Glade Dr, Huntington Place NA President, spoke in opposition.

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 Approval.

Second: Commissioner McGhee

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

Opposed: None

Recused: Greathouse

Motion Carried for Approval

Commissioner Greathouse returned to the Zoning Commission at 3:05 pm.

Item # 22 Consideration and Approval of the June 15, 2021 Zoning Commission Meeting Minutes.

Motion: Commissioner McDaniel made a motion for Approval.

Second: Commissioner Whyte

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

Opposed: None

Abstained: Barros

Motion Carried as Approval

Adjournment

There being no further business, the meeting was adjourned at 3:07 pm

APPROVED BY: _____ or _____
John Bustamante, Chair

DATE: _____

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