



DRAFT

Zoning Commission Minutes
Development and Business
Services Center
1901 South Alamo

July 20, 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, Hui, Romero, Barros, Whyte, McDaniel, Greathouse, Sipes, Bustamante
- **Absent:** Kamath
- **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 #12 ZONING CASE Z-2021-10700142 has been Postponed.

COMBINED CONSENT AGENDA #1:

Item # 3 **(Continued from 06/15/2021) 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. (Azadeh Sagheb, Senior Planner, (210) 207-5407, Azadeh.Sagheb@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 Westfort Alliance neighborhood association is in favor.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Barros.

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

Opposed: None

Motion Carried as Approval

Item # 5 **(Continued from 06/15/2021) 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, 1 returned in favor, 0 returned in opposition and Westfort Alliance Neighborhood Association is in favor.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Barros.

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

Opposed: None

Motion Carried as Approval

Item # 7 **(Continued from 07/06/2021) 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.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Barros.

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

Opposed: None

Motion Carried as Approval

Item # 10 **ZONING CASE Z-2021-10700131 (Council District 4):** 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-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot TR-1E, NCB 34361, located at 505 West Loop 1604 North. Staff recommends Approval. (Azadeh Sagheb, Senior Planner, (210) 207-5407, Azadeh.Sagheb@sanantonio.gov, Development Services Department).

Staff stated 4 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 Sipes made a motion for Approval.

Second: Commissioner Barros.

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

Opposed: None

Motion Carried as Approval

Item # 13 **ZONING CASE Z-2021-10700143 (Council District 1):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for four (4) dwelling units on Lots 16-17 and Lots 33-34, Block 7, NCB 2113, located at 2001 West Poplar Street. Staff recommends Approval. (Mirko Maravi, Senior Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

Staff stated 61 notices were mailed to property owners within 200 feet, 0 returned in favor and 0 returned in opposition. The West End Hope in Action and Haven for Hope are in favor.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Barros.

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

Opposed: None

Motion Carried as Approval

- Item # 14** **ZONING CASE Z-2021-10700146 (Council District 4):** A request for a change in zoning from "NP-8 MLOD-2 MLR-2 AHOD" Neighborhood Preservation Lackland Military Overlay Military Region 2 Airport Hazard Overlay District to "MHP MLOD-2 MLR-2 AHOD" Manufactured Home Park Lackland Military Overlay Military Region 2 Airport Hazard Overlay District on 9.984 acres out of CB 4301, located at 11893 Fischer 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, 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 Barros.

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

Opposed: None

Motion Carried as Approval

Item # 15 **ZONING CASE Z-2021-10700147 (Council District 2):** A request for a change in zoning from "C-1 MLOD-3 MLR-1" Light Commercial Martindale Military Lighting Overlay Military Lighting Region 1 District to "R-4 MLOD-3 MLR-1" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 1 District on Lot 27, Lot 28, Lot 29, and Lot 30, Block 20, NCB 10256, located at 3243, 3247, 3251, and 3255 Martin Luther King Drive. Staff recommends Approval. (Michael Pepe, Senior Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Staff stated 41 notices were mailed to property owners within 200 feet, 0 returned in favor and 0 returned in opposition and no response from the Wheatly Heights Action Group.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Barros.

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

Opposed: None

Motion Carried as Approval

- Item # 17** **ZONING CASE Z-2021-10700150 (Council District 10):** A request for a change in zoning from "C-3 IH-1 AHOD" General Commercial Northeast Gateway Corridor Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MF-33 IH-1 AHOD" Multifamily Northeast Gateway Corridor Airport Hazard Overlay District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on 25.627 acres out of NCB 14049, located at 12765 North Interstate 35. Staff recommends Approval. (Lorianne Thennes, Senior Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

Staff stated 11 notices were mailed to property owners within 200 feet, 1 returned in favor and 0 returned in opposition and no registered neighborhood association.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Barros.

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

Opposed: None

Motion Carried as Approval

Item # 18 **ZONING CASE Z-2021-10700151 S (Council District 6)**: 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 "C-2 S MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Specific Use Authorization for a Carwash on Lot 7, Block 1, NCB 18281, located at 7576 Culebra Road. Staff recommends Approval. (Joyce Palmer, Senior Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).

Staff stated 12 notices were mailed to property owners within 200 feet, 1 returned in favor, 0 returned in opposition and no response from Pipers Meadow Neighborhood Association.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Barros.

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

Opposed: None

Motion Carried as Approval

Item # 19 **ZONING CASE Z-2021-10700152 (Council District 1):** A request for a change in zoning from "C-3NA H HS AHOD" General Commercial Nonalcoholic Sales King William Historic, Historic Significant Airport Hazard Overlay District to "RM-4 H HS AHOD" Residential Mixed King William Historic, Historic Significant Airport Hazard Overlay District on Lot 15, Block 1, NCB 2912, located at 1415 South Saint Mary's Street. Staff recommends Approval. (Lorianne Thennes, Senior Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

Staff stated 26 notices were mailed to property owners within 200 feet, 1 returned in favor and 0 returned in opposition and no response from the King William Neighborhood Association.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Barros.

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

Opposed: None

Motion Carried as Approval

Item # 20 **ZONING CASE Z-2021-10700163 HL (Council District 1)**: A request for a change in zoning from "D AHOD" Downtown Airport Hazard Overlay District to "D HL AHOD" Downtown Historic Landmark Airport Hazard Overlay District on Lot 17, Block 23, NCB 425, located at 311 3rd Street. Staff recommends Approval. (Azadeh Sagheb, Senior Planner, (210) 207-5407, Azadeh.Sagheb@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. No response from the Downtown Residents Association and the Conservation Society of San Antonio is in favor.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Barros.

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

Opposed: None

Motion Carried as Approval

Item # 21 **ZONING CASE Z-2021-10700168 HL (Council District 1)**: A request for a change in zoning from "IDZ-3 RIO-2 AHOD" High Intensity Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District and "MF-65" Multi-Family District to "IDZ-3 HL RIO-2 AHOD" High Intensity Infill Development Zone Historic Landmark River Improvement Overlay Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District and "MF-65" Multi-Family District on East 169.12 feet of 13, West Irregular 42.38 feet of 14, Parcel-100 (0.142 acres) and Parcel-101 (0.3304 acres), NCB 3053, located at 875 East Ashby Place. Staff recommends Approval. (Kristie Flores, Planning Manager, (210) 207-5889, Kristie.Flores@sanantonio.gov, Development Services Department)

Staff stated 6 notices were mailed to property owners within 200 feet, 1 returned in favor and 0 returned in opposition. No response from the Tobin Hill Community Association and the Conservation Society of San Antonio is in favor.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Barros.

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

Opposed: None

Motion Carried as Approval

CONSENT AGENDA #2:

Commissioner Greathouse recused from the Zoning Commission at 1:15 pm.

- Item # 8** **ZONING CASE Z-2021-10700100 (Council District 8):** A request for a change in zoning from "MPCD MLOD-1 MLR-2" Master Planned Community Camp Bullis Military Lighting Overlay Military Lighting Region 2 District and "MPCD UC-1 MLOD-1 MLR-2" Master Planned Community IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "MPCD MLOD-1 MLR-2" Master Planned Community Camp Bullis Military Lighting Overlay Military Lighting Region 2 District and "MPCD UC-1 MLOD-1 MLR-2" Master Planned Community Development IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District on 114.149 acres out of NCB 14890, generally located in the 5800 Block of UTSA Boulevard. Staff recommends Approval. (Joyce Palmer, Senior Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).

Staff stated 60 notices were mailed to property owners within 200 feet, 1 returned in favor, 2 returned in opposition and no registered neighborhood association.

No Public Comment

Motion: Commissioner Sipes made a motion for a continuance to September 7, 2021.

Second: Commissioner Jones

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

Opposed: None

Recused: Greathouse

Motion Carried for continuance to September 7, 2021

Item # 9 **ZONING CASE Z-2021-10700121 (Council District 3)**: A request for a change in zoning from "RP" Resource Protection District to "RE" Residential Estate District on 5.04 acres out of CB 4012, located at 19779 Pleasanton Road. Staff recommends Denial. (Joyce Palmer, Senior Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).

Staff stated 8 notices were mailed to property owners within 200 feet, 1 returned in favor, 1 returned in opposition and no registered neighborhood association.

No Public Comment

Motion: Commissioner Sipes made a motion for a continuance to September 7, 2021.

Second: Commissioner Jones

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

Opposed: None

Recused: Greathouse

Motion Carried for continuance to September 7, 2021

CONSENT AGENDA #3:

- Item # 11** **ZONING CASE Z-2021-10700138 (Council District 7):** A request for a change in zoning from "C-2 S MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for a Hotel Taller than 35 Feet to "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 2.467 acres out of NCB 15038, located in the 6300 Block of Northwest Loop 410. Staff recommends Denial with an Alternate Recommendation. (Michael Pepe, Senior Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department) (Associated Plan Amendment PA-2021-11600051)

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 Thunderbird Hills Neighborhood Association.

No Public Comment

Motion: Commissioner Sipes made a motion for a continuance to August 3, 2021.

Second: Commissioner McDaniel.

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

Opposed: None

Recused: Greathouse

Motion Carried for continuance to August 3, 2021

Commissioner Greathouse returned to the Zoning Commission at 1:19 pm.

Catherine Hernandez, DSD Administrator, mentioned the August commission meetings will transition to in-person meetings.

Individual Items:

Item # 1 **(Continued from 06/15/2021) 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, and 1 returned in opposition. The West End Hope in Action and the Conservation Society of San Antonio are opposed.

Daniel Aguilar, representative, Bexar Engineers, 7042 Alamo Downs Pkwy stated the rezone request is for a mobile food truck that will sell beer with the food.

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 Greathouse made a motion for Denial.

Second: Commissioner McDaniel

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

Opposed: None

Motion Carried as Denial

Item # 2 **(Continued from 06/15/2021) 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. (Joyce Palmer, Sr. Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department)

Staff stated 63 notices were mailed to property owners within 200 feet, 3 returned in favor, and 13 returned in opposition Grand Oaks and Braun Oaks Neighborhood Association are opposed.

Emilie Weissler, representative, KFG, 100 NE Loop 410, and presented to the zoning commission and stated the project is for 82 single family homes.

Public Comment

Voicemails:

Anita Ramirez, 9114 Sage Tree, opposition

Opposition

Opposition

Opposition

Roland Perez, 8923 Ruffing Winds, 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 Sipes made a motion for Approval.

Second: Commissioner Barros

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

Opposed: None

Motion Carried for Approval

Item # 4

(Continued from 06/15/2021) 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 and a petition of 21 signatures in opposition received outside the 200 feet radius.

Emilie Weissler, representative, KFG, 100 NE Loop 410, and presented to the zoning commission and stated the project is for 82 single family homes.

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 # 6

(Continued from 07/06/2021) 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-2021-11600033) (Michael Pepe, Senior Planner, (210) 207-8208, Michael.Pepe@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

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

Item # 16 **ZONING CASE Z-2021-10700149 (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 "RM-5 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on south 90 feet of Lot 1, east 43 feet and west 7 feet of south 90 feet of Lot 2, and west 15 feet of south 90 feet of Lot 3, Block 12, NCB 9312, located at 435 Verne Street. Staff recommends Approval. (Mirko Maravi, Senior Planner (210) 207-0107, mirko.maravi@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:

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

Item # 22 Consideration and Approval of the July 6, 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