

City of San Antonio



Zoning Commission Minutes
Development and Business
Services Center
1901 South Alamo

June 2, 2020

1:00PM

Videoconference

Zoning Commission Members

A majority of appointive Members shall constitute a quorum.

Joy McGhee, Chair, District 3
John Bustamante, Vice-Chair, District 5
Robert Sipes, Pro-Tem, District 7

| Kin Hui - District 6 | Summer Greathouse, District 1 | Dr. Francine Romero, District 8 |
Marc Whyte, District 10 | Patricia Gibbons, District 9 |
Suren Kamath, District 4 | Gayle McDaniel, Mayor | Dr. Lillian Jones, District 2

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

- Roll Call
- Present: Romero, Gibbons, Sipes, Bustamante, McGhee, Whyte, McDaniel, Kamath, Hui, Jones
- Absent: Greathouse
- Maria Murray and Jacqueline Payan, 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

COMBINED CONSENT AGENDA:

Item # 5 **(Continued from 05/19/2020) ZONING CASE Z-2020-10700067 (Council District 7):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on Lot 24 and Lot 25, Block 4, NCB 18655, located at 7239 Still Brook Drive. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Staff stated 38 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition and no registered neighborhood association.

No Public Comment

Motion: Commissioner McGhee asked for a motion as presented.

Motion: Commissioner Bustamante made a motion for approval

Second: Commissioner Jones

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

Opposed: None

Motion Carried

Item # 8 **ZONING CASE Z-2020-10700018 (Council District 1)** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-1" Light Commercial Airport Hazard Overlay District on Lots 5 and 6, Block 25, NCB 2085, located at 1028 Culebra Road and 1030 Culebra Road. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Staff stated 20 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no response from the Westend Hope in Action Neighborhood Association is in support.

No Public Comment

Motion: Commissioner McGhee asked for a motion as presented.

Motion: Commissioner Bustamante made a motion for Approval

Second: Commissioner Jones

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

Opposed: None

Motion Carried

Item #10 **ZONING CASE Z-2020-10700039 (Council District 8):** A request for a change in zoning from "C-2" Commercial District to "MF-25" Low Density Multi-Family District on 5.6 acres out of NCB 16350, generally located in the 4600 Block of Hamilton Wolfe Road. Staff recommends Approval. (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services Department)

Staff stated 11 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 McGhee asked for a motion as presented.

Motion: Commissioner Bustamante made a motion for approval

Second: Commissioner Jones

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

Opposed: None

Motion Carried

Item # 14 **ZONING CASE Z-2020-10700072 (Council District 1):** A request for a change in zoning from "C-3NA NCD-5 AHOD" General Commercial Nonalcoholic Sales Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District to "C-2 NCD-5 AHOD" Commercial Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District, on Lots 45-48, Block 4, NCB 1779, save and except 0.005 acres out of NCB 1779, located at 1701, 1705 and 1709 Blanco Road. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services)

Staff stated 33 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and the Beacon Hill Neighborhood Association is in Support.

No Public Comment

Motion: Commissioner McGhee asked for a motion as presented.

Motion: Commissioner Bustamante made a motion for approval

Second: Commissioner Jones

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

Opposed: None

Motion Carried

Item # 15 **ZONING CASE Z-2020-10700074 (Council District 2):** A request for a change in zoning from "R-6 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard District to "R-3 MLOD-3 MLR-2 AHOD" Single-Family Residential Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard District on the south 65 feet of Lot 9, Block 1, NCB 2872, located at 1037 Dawson Street. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)

Staff stated 22 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and the Dignowity Hill Neighborhood Association had no response.

No Public Comment

Motion: Commissioner McGhee asked for a motion as presented.

Motion: Commissioner Bustamante made a motion for approval

Second: Commissioner Jones

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

Opposed: None

Motion Carried

Item # 17 **ZONING CASE Z-2020-10700076 (Council District 1)** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-6 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 8, Block 30, NCB 3036, located at 228 Lotus Avenue. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)

Staff stated 36 notices were mailed to property owners within 200 feet, 0 returned in favor and 0 returned in opposition and the La Vaca Neighborhood Association is in Support.

No Public Comment

Motion: Commissioner McGhee asked for a motion as presented.

Motion: Commissioner Bustamante made a motion for approval

Second: Commissioner Jones

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

Opposed: None

Motion Carried

Item # 18

ZONING CASE Z-2020-10700077 (Council District 2): A request for a change in zoning from "R-4 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, "C-3 MLOD-3 MLR-2 AHOD" General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, and "I-1 MLOD-3 MLR-2 AHOD" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport to "R-4 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 27.61 acres and "RM-4 MLOD-3 MLR-2 AHOD" Residential Mixed Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay Airport Hazard Overlay District on 19.02 acres, on 46.8862 acres out of NCB 16569, generally located at 9400 block of Green Road. Staff recommends Approval, pending Plan Amendment.(Associated Plan Amendment PA-2020-11600023) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)

Staff stated 4 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 McGhee asked for a motion as presented.

Motion: Commissioner Bustamante made a motion for approval

Second: Commissioner Jones

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

Opposed: None

Motion Carried

- Item # 21** **ZONING CASE Z-2020-10700080 CD (Council District 5):** 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 Conditional Use for four (4) dwelling units, on Lots 30 and 31, Block 12, NCB 6070, located at 139 Surrey Street. Staff recommends Approval. (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@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 the Palm Heights Neighborhood Association.

No Public Comment

Motion: Commissioner McGhee asked for a motion as presented.

Motion: Commissioner Bustamante made a motion for approval

Second: Commissioner Jones

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

Opposed: None

Motion Carried

- Item # 23** **ZONING CASE Z-2020-10700086 (Council District 1):** A request for a change in zoning from "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for four (4) dwelling units and "C-2 AHOD" Commercial Airport Hazard Overlay District to "IDZ-1 AHOD" Low Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for eight (8) dwelling units on 0.4730 acres out of NCB 771, generally located at 96 Lewis Street and 100 Lewis Street. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Staff stated 17 notices were mailed to property owners within 200 feet, 1 returned in favor, and 0 returned in opposition and Tobin Hill Neighborhood Association is in Support.

No Public Comment

Motion: Commissioner McGhee asked for a motion as presented.

Motion: Commissioner Bustamante made a motion for approval

Second: Commissioner Jones

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

Opposed: None

Motion Carried

Item # 24 **ZONING CASE Z-2020-10700087 (Council District 6):** A request for a change in zoning from "R-6" Residential Single-Family District to "C-3" General Commercial District on Lots P-5A, P-5C, P-7, NCB 34400 and Lots P-7 ABS 825, CB 4400, located at 3147 North Loop 1604 and 2995 North Loop 1604. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

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

No Public Comment

Motion: Commissioner McGhee asked for a motion as presented.

Motion: Commissioner Bustamante made a motion for approval

Second: Commissioner Jones

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

Opposed: None

Motion Carried

Individual Items:

Item # 1 **ZONING CASE Z-2019-10700337 ERZD (Council District 9):** A request for a change in zoning from "C-3 MLOD-1 MLR-2 ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to "MF-33 MLOD-1 MLR-2 ERZD" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District on Lot 3, Block 7, NCB 19218, generally located in the 20000 Block of Stone Oak Parkway. Staff recommends Approval. (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services Department)

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

Michael Escalante, SAWS, stated SAWS reviewed the case and is recommending approval with all recommendations

Ashley Farrimond, Killen, Griffin & Farrimond, PLLC, gave a detailed presentation regarding the project and spoke of all community involvement

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 asked for a motion as presented.

Motion: Commissioner Gibbons made a motion for Approval **with all SAWS recommendations**

Second: Commissioner Jones

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

Opposed: None

Motion Carried

Item # 2

ZONING CASE Z-2019-10700233 HL (Council District 1): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 HL AHOD" Residential Single-Family Historic Landmark Airport Hazard Overlay District on Lot 16 and south 92.28 feet of east 5 feet of 15 excluding north 92.28 feet of west 5 feet of Lot 16, NCB 861, located at 434 East Magnolia Avenue. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

Staff stated 25 notices were mailed to property owners within 200 feet, 4 returned in favor, and 1 returned in opposition and the Tobin Hill Neighborhood Association is in favor and the San Antonio Conservation Society, Alta Vista, Beacon Hill Neighborhood Associations are and one resident outside the 200' radius are all in support.

Jenny Hay, Office of Historic Preservation, gave a presentation regarding the property and the reasons as to why this project should be rezoned

Public Comment

San Antonio Conservation Society, a letter was read in support
Alta Vista Neighborhood Association, a letter was read in support
Beacon Hill Neighborhood Association, a letter was read in support
Tobin Hill Neighborhood Association, a letter was read in support

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

Motion: Commissioner McGhee asked for a motion for item as presented.

Motion: Commissioner McDaniel motioned for **Approval**

Second: Commissioner Romero

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

Opposed: None

Motion Granted

Item # 3

ZONING CASE Z-2019-10700249 HL (Council District 1): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 HL AHOD" Residential Single-Family Historic Landmark Airport Hazard Overlay District on Lot 15 and north 92.28 feet of west 5 feet of Lot 16, excluding south 92.28 feet of east 5 feet of Lot 15, NCB 861, located at 430 East Magnolia Avenue. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

Staff stated 23 notices were mailed to property owners within 200 feet, 4 returned in favor, and 1 returned in opposition and the Tobin Hill Neighborhood Association is in favor and the San Antonio Conservation Society, Alta Vista, Beacon Hill Neighborhood Associations are and one resident outside the 200' radius are all in support.

Jenny Hay, Office of Historic Preservation, gave a presentation regarding the property and the reasons as to why this project should be rezoned

Public Comment

San Antonio Conservation Society, a letter was read in support
Alta Vista Neighborhood Association, a letter was read in support
Beacon Hill Neighborhood Association, a letter was read in support
Tobin Hill Neighborhood Association, a letter was read in support

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

Motion: Commissioner McGhee asked for a motion for item as presented.

Motion: Commissioner McDaniel motioned for **Approval**

Second: Commissioner Romero

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

Opposed: None

Motion Granted

Item #4

(Continued from 05/19/2020) ZONING CASE Z-2020-10700050 (Council District 1): A request for a change in zoning from "R-6 NCD-2 AHOD" Residential Single-Family Alta Vista Neighborhood Conservation Airport Hazard Overlay District to "RM-5 NCD-2 AHOD" Residential Mixed Alta Vista Neighborhood Conservation Airport Hazard Overlay District on the east 45.82 feet of Lot 7, Block 6, NCB 1892, located at 806 West French Place. Staff recommends Approval. (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services Department)

Staff stated 31 notices were mailed to property owners within 200 feet, 0 returned in favor, and 2 returned in opposition and the Alta Vista Neighborhood Association is opposed and 2 letters received outside the 200' radius in opposition.

John Buckingham, representative, requested a continuance to July 7, 2020

Public Comment

Robert Loughton, a letter was read in opposition

David Bogle, a letter was read in opposition

Hector Cardenas, a letter was read in opposition

Conservation Society of San Antonio, a letter was read in opposition

Alta Vista Neighborhood Association, a letter was read 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 McGhee asked for a motion for a continuance to July 7, 2020

Second: McDaniel

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

Opposed: None

Motion Carried

- Item # 6** **ZONING CASE Z-2019-10700298 (Council District 2)** A request for a change in zoning from "R-5 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District to "IDZ-1 H AHOD" Low Intensity Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District on Lot 12, Block 1, NCB 528, located at 415 Hays Street. Staff recommends Approval. (Justin Malone, Planner 210-207-0157, Justin.Malone@sanantonio.gov; Development Services Department)

Staff stated 34 notices were mailed to property owners within 200 feet, 9 returned in favor, and 2 returned in opposition and no response from the Dignowity Hill Neighborhood Association.

Juan Fernandez. Representative spoke of his work with the neighborhood association wishes to keep the zoning consistent in the area

Letters Submitted

Dignowity Advisory Committee, a letter was read in opposition
Mike Wiley, a letter was read in opposition
Beatrice Valadez, a letter was read in opposition

Public Comment

Beatriz Valadez, left a voicemail 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 McGhee asked for a motion for Approval as presented.

Motion: Commissioner Jones made for a motion **for approval**

Second: Gibbons

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

Opposed: McDaniel

Motion Granted

- Item #7** **ZONING CASE Z-2020-10700011 (Council District 1):** A request for a change in zoning from "O-2 H AHOD" High-Rise Office Olmos Park Terrace Historic Airport Hazard Overlay District to "C-1 H AHOD" Light Commercial Olmos Park Terrace Historic Airport Hazard Overlay District on Lot 95, Block 6, NCB 9012 and Lot 87, Block 5, NCB 9009, located at 5118 San Pedro Avenue and 5230 San Pedro Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA2020-11600002) (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services Department)

Staff stated 26 notices were mailed to property owners within 200 feet, 0 returned in favor, and 2 returned in opposition and the Northmoor and Olmos Park Neighborhood Association are in opposition and 1 in opposition outside the 200' radius.

Oscar Flores, stated they have never had any problems with Parking or the community and wish to continue to be a good neighbor.

Public Comment

Northmoor Neighborhood Association, a letter was read in opposition
Olmos Park Terrace Neighborhood Association, a letter was read in opposition
Christine Castilus, a letter was read in opposition
William Richard Gulick, a letter was read in opposition
Santiago Rodriguez Jr., a letter was read in opposition outside 200' radius

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 asked for a motion for Approval as presented

Motion: Commissioner McDaniel made a motion for Approval

Second: Bustamante

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

Opposed: None

Motion Carried

Item #9

ZONING CASE Z-2020-10700024 CD (Council District 6): 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-6 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Conditional Use for four (4) dwelling units on the south 101.6 feet of Lot 22, Block 17, NCB 8991, located at 1027 Southwest 39th Street. Staff recommends Approval. (Justin Malone, Planner 210-207-0157, Justin.Malone@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 response from Los Jardines Neighborhood Association

Carlos Flores & Ursula Flores, applicant stated she wishes to give back to the community and asked for the Commissions support.

Provided Live Public Comment

Robert Aguilon, Los Jardines Neighborhood Association, called 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 McGhee asked for a motion for Approval as presented.

Motion: Commissioner Hui made for a motion for Approval

Second: Romero

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

Opposed: None

Motion Carried

The Zoning Commission recessed at 3:01pm and returned at 3:08pm

Item #11

ZONING CASE Z-2020-10700054 (Council District 9) A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "MF-33 AHOD" Multi-family Airport Hazard Overlay District on 1.974 acres out of NCB 12694, located in the 12000 block of San Pedro Avenue. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)

Staff stated 9 notices were mailed to property owners within 200 feet, 1 returned in favor, and 0 returned in opposition and no registered neighborhood Association, 3 outside the 200' radius are 3 in favor and 7 are opposed,

Kenneth Gindy, representative, gave a detailed presentation regarding the project and spoke of all the benefits, he then asked for his partners to read their name into the record Dan Wilson and Olivia Travieso.

Provided live Public Comment

John Withmore, provided live public comments in support

Letters submitted

Lydia and David Gonzalez, a letter was read in support

Catherine Delaney, a letter was read in opposition

Mike Bennent, a letter was read in support

Marco and Frances Barros, a letter was read in support

Bob Barneby, a letter was read in opposition
Patrick Van Dohlen, a letter was read in opposition
Annette Brewster, a letter was read in opposition
Mary Ann Parks, a letter was read in opposition
Kami Refield, a letter was read in opposition
Donna Thompson, a letter was read in opposition
Joan Stafford, a letter was read in opposition
Jack Finger, a letter was read in opposition
Alex Hamilton, a letter was read in opposition
Atlantic Pacific Communities, a letter was read in support
Janice Van Cleave, a letter was read in support

Voice Mail

Mary Ann Parks, left a voicemail 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 McGhee asked for a motion for Approval as presented.

Motion: Commissioner Gibbons made for a motion **for Denial**

Second: Whyte

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

Opposed: Romero, Sipes

Motion Carried for Denial

Commissioner Bustamante stepped away at 4:42pm and returned at 4:55pm

Item # 12

ZONING CASE Z-2020-10700059 (Council District 1): A request for a change in zoning from "O-2 AHOD" High Rise Office Airport Hazard Overlay District, "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District and "C-2 CD HOD" Commercial Airport Hazard Overlay District with a Conditional use for a construction Trades Contractor Facility to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on the north 112-feet of the south 231.67-feet of Lot 32 and Lot 34 and the south 113.85-feet of Lot 32 and Lot 34, NCB 11880, located at 538 Everest Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2020-11600014) (Justin Malone, Planner 210-207-0157, Justin.Malone@sanantonio.gov; Development Services Department)

Staff stated 11 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and the Oak Park Neighborhood Association is in opposition, 1 letter in favor outside the 200' radius and 24 in opposition, no registered neighborhood association,

Brian Jaffe, Applicant requested a continuance to July 7, 2020

Public Comment

Victor Adame, provide live comments in opposition
Patsy Guitierrez, provide live comments in opposition

Written Comments

33 written comments will be read when case is reheard

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 asked for a motion for Approval as presented.

Motion: Commissioner McDaniel made for a motion for continuance to July 7, 2020

Second: Jones

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

Opposed: None

Abstained: Bustamante

Motion Carried

Item #13

ZONING CASE Z-2020-10700071 (Council District 7): A request for a change in zoning from "C-2NA MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 9, Block 1, NCB 13519, located at 1602 Callaghan Road. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services)

Staff stated 27 notices were mailed to property owners within 200 feet, 1 returned in favor, and 1 returned in opposition and no response to the Culebra Park Neighborhood Association

Frank Guzman, stated the need for the rezoning and tried to clear up any misconceptions regarding the establishment.

Letters submitted

Michael Lockney, submitted a letter 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 McGhee asked for a motion for Approval as presented.

Motion: Commissioner Sipes made for a motion for Approval

Second: Gibbons

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

Opposed: None

Motion Carried

Item #16

ZONING CASE Z-2020-10700075 (Council District 5): A request for a change in zoning from "C-2 HS AHOD" Commercial Historic Significant Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "IDZ-1 HS AHOD" Limited Intensity Infill Development Zone Historic Significant Airport Hazard Overlay District with uses permitted in "MF-18" Low Density Multi-Family District and "NC" Neighborhood Commercial District and "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-18" Low Density Multi-Family District and "NC" Neighborhood Commercial District on Lot 15, Lot 16, Lot 21, Lot 22, Block 10, NCB 306, located at 303 El Paso Street and 717 Pecos La Trinidad. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)

Staff stated 20 notices were mailed to property owners within 200 feet, 7 returned in favor, and 1 returned in opposition and no response from the Historic Westside Neighborhood Association and 1 in opposition outside the 200' square radius.

Walter Martinez 303 El Paso, stated his client wishes to add a second story to add more residential housing and ask the Commission for their support.

Public Comment**Voicemail submitted**

Amelia Valdez, Historic Westside Neighborhood Association, requested a continuance
Sheila Hoffman, Historic Westside Neighborhood Association, requested a continuance
Graciela Sanchez, Historic Westside Neighborhood Association, requested a continuance
Leticia Sanchez, Historic Westside Neighborhood Association, requested a continuance
Linda Ortega, Historic Westside Neighborhood Association, requested a continuance
Natalie Guerrero, Historic Westside Neighborhood Association, requested a continuance

Queta Rodriguez, Historic Westside Neighborhood Association, requested a continuance
Terry Castillo, Historic Westside Neighborhood Association, requested a continuance

Live Public Comment

Ray Morales, provided live comment in opposition

Written Comment

Conservation Society of San Antonio, Submitted a letter 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 McGhee asked for a motion for Approval as presented.

Motion: Commissioner Bustamante made for a motion for a continuance to June 16, 2020

Second: Romero

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

Opposed: None

Motion Carried

Zoning Commission recessed at 5:30pm and returned at 5:35pm. Commissioner Bustamante did not return to the meeting

Item #19

ZONING CASE Z-2020-10700078 CD (Council District 10): A request for a change in zoning from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with Conditional Use for Construction Trades Contractors on 1.514 acres out of NCB 17365, located at 14726 Bulverde Road. Staff recommends Approval with a Condition. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services)

Staff stated 36 notices were mailed to property owners within 200 feet, 3 returned in favor, and 4 returned in opposition and no response from the Briarwick Neighborhood Association.

Emily Weissler, representative gave a detailed presentation regarding the project and the daily operations that will be performed at the site and asked the Commission for approval.

Written Comment

Geoffrey and Tabitha Sadowski, submitted a letter in opposition

Deb Chick, submitted a letter in opposition

Deb McCarthy, submitted a letter in opposition
Erin Anderson, submitted a letter in opposition
Cheri Kliewer, submitted a letter in opposition

Voicemail

Elizabeth Hagen, submitted a letter in opposition

Public Live Comment

Raine Tanner, provided live comment 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 McGhee asked for a motion for Approval as presented.

Motion: Commissioner Whyte made for a motion for a **Continuance to June 16, 2020**

Second: Kamath

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

Opposed: None

Motion Carried

Item #25

ZONING CASE Z-2020-10700091 CD (Council District 10): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on Lot 42, Block 1, NCB 14952, generally located in the 5800 block of Randolph Road. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Staff stated 16 notices were mailed to property owners within 200 feet, 0 returned in favor, and 1 returned in opposition and no registered neighborhood association.

John Battiato, 5800 Randolph Blvd, requested the rezoning as asked for approval

Written Comment

Romero Rodriguez, submitted a letter 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 McGhee asked for a motion for Approval as presented.

Motion: Commissioner Whyte made a motion for approval

Second: Gibbons

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

Opposed: None

Motion Carried

Commissioner Whyte Left the meeting at 6:30pm and did not return

Item #20

ZONING CASE Z-2020-10700079 (Council District 1): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ-3 AHOD" High Density Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District, "O-2" High-Rise Office District, and 176 dwelling units on Lots 14, 15, 16, 17, 18 and the West 11 feet of Lot 19, Block 3, NCB 3029 and Lots 31-38, Block 1, NCB 6789, located at 202, 210, 214, 216 West Grayson Street and 747 East Locust Street. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services)

Staff stated 35 notices were mailed to property owners within 200 feet, 0 returned in favor, and 1 returned in opposition and Tobin Hill Neighborhood Association is in support.

James Griffin, representative, gave a detailed presentation regarding the project as well as its history and also spoke of the work done with the neighborhood association.

Written Comment

John and Heather Card, submitted a letter 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 McGhee asked for a motion for Approval as presented.

Motion: Commissioner McDaniel made a motion for approval

Second: Sipes

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

Opposed: None

Motion Carried

Item #22

ZONING CASE Z-2020-10700083 (Council District 2): A request for a change in zoning from "C-3NA MLOD-3 MLR-1" General Commercial Nonalcoholic Sales Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District and "PUD C-1 MLOD-3 MLR-1" Planned Unit Development Light Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "R-4 MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District on 1.139 acres out of NCB 10615, generally located in the 5000 block of Waycross Lane. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services)

Staff stated 17 notices were mailed to property owners within 200 feet, 1 returned in favor, and 0 returned in opposition and no registered neighborhood association.

Martin Figarroa, 5000 Waycross Lane, requested the residential zoning to keep the area uniformed

Voicemail

Inaudible, submitted a voicemail 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 Jones made a motion for approval

Second: Kamath

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

Opposed: None

Motion Carried

Approval of Minutes

Consideration and Approval of the June 2, 2020 Meeting Minutes,

Motion: Commissioner Sipes, made a motion for approval

Second: Gibbons

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

Opposed: None


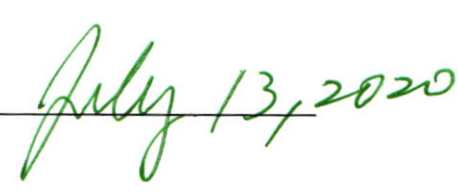
Motion Carried

Adjournment

There being no further business, the meeting was adjourned at 6:52pm

APPROVED BY:  OR _____
Joy McGhee, Chair

DATE: _____

ATTESTED BY:  DATE: 
Melissa Ramirez, Assistant Director