

City of San Antonio



Zoning Commission Minutes

Development and Business

Services Center

1901 South Alamo

May 5, 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, Greathouse, Gibbons, Sipes, Bustamante, McGhee, Whyte, McDaniel, Kamath, Hui, Jones
- Absent: None

- 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

Item #1, 7 and 16 have been postponed to a later date.

COMBINED CONSENT AGENDA:

Item # 4 **(Continued from 02/04/2020) ZONING CASE Z-2019-10700327 (Council District 3):** A request for a change in zoning from "C-2 HS MLOD-2 MLR-2 AHOD" Commercial Historical Significant 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 45, NCB 9483 (save and except 0.245 acres out of NCB 9483), located at 2914 Pleasanton Road. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Staff stated 14 notices were mailed to property owners within 200 feet, 6 returned in favor, and 1 returned in opposition and registered no neighborhood association.

No Public Comment

Motion: Commissioner McGhee asked for a motion as presented.

Motion: Commissioner Bustamante made a motion for approval

Second: Commissioner Sipes

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

Opposed: None

Motion Carried

Item # 5 **(Continued from 02/18/2020) ZONING CASE Z-2019-10700345 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 Conditional Use for a Barber / Beauty Shop on Lot 15, Block 5, NCB 6176, located at 827 Viendo Street. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)

Staff stated 25 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 Neighborhood Association.

No Public Comment

Motion: Commissioner McGhee asked for a motion as presented.

Motion: Commissioner Bustamante made a motion for approval with a condition for parking along Viendo Street.

Second: Commissioner Sipes

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

Opposed: None

Motion Carried

Item # 12 **ZONING CASE Z-2020-10700030 CD (Council District 2):** A request for a change in zoning from "R-5 MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "R-5 CD MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District with Conditional Use for two (2) dwelling units on Lot 1, Block 1, NCB 12878, located at 110 Sapphire Drive. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Staff stated 14 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 Sipes

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

Opposed: None

Motion Carried

Item # 13 **ZONING CASE Z-2020-10700032 CD (Council District 5):** A request for a change in zoning from "R-6 RIO-4 MLOD-2 MLR-2 AHOD" Residential Single-Family River Improvement Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-6 CD RIO-4 MLOD-2 MLR-2 AHOD" Residential Single-Family River Improvement Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for a Barber or Beauty Shop on Lot 47 and Lot 48, NCB 6487, located at 330 McKay Avenue. Staff recommends Approval. (Lorianne Thennes, Planner (210) 207-7945, lorianne.thennes@sanantonio.gov; Development Services Department)

Staff stated 25 notices were mailed to property owners within 200 feet, 1 returned in favor, and 1 returned in opposition and no response from Lone Star Neighborhood Association.

No Public Comment

Motion: Commissioner McGhee asked for a motion as presented.

Motion: Commissioner Bustamante made a motion for approval

Second: Commissioner Sipes

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

Opposed: None

Motion Carried

Item # 15

ZONING CASE Z-2020-10700034 (Council District 10): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District on the west 251.3 feet of Lot 22, NCB 12116 and Lot 21, NCB 12116, located at 8623 Perrin Beitel and 2611 Northeast Loop 410. Staff recommends Approval. (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, 2 returned in favor, and 0 returned in opposition and the Village North 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 Sipes

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

Opposed: None

Motion Carried

- Item # 17** **ZONING CASE Z-2020-10700038 (Council District 1):** A request for a change in zoning from "R-6 H UC-5 AHOD" Residential Single-Family Tobin Hill Historic Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District and "R-6 H AHOD" Residential Single-Family Tobin Hill Historic Airport Hazard Overlay to "RM-5 H UC-5 AHOD" Residential Mixed Tobin Hill Historic Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District and "RM-5 H AHOD" Residential Mixed Tobin Hill Historic Airport Hazard Overlay District on Lot 10 and the east 12 feet of Lot 11, Block 5, NCB 2995, located at 321 East Courtland Place. Staff recommends Approval. (Justin Malone, Planner (210) 207-0157, justin.malone@sanantonio.gov, Development Services Department).

Staff stated 29 notices were mailed to property owners within 200 feet, 0 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 Sipes

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

Opposed: None

Motion Carried

- Item # 18** **ZONING CASE Z-2020-10700041 (Council District 3):** A request for a change in zoning from "RM-4 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-1 MLOD-2 MLR-2 AHOD" Low Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "MF-18" Low Density Multi-Family District, "C-1" Light Commercial District, and Silk Screen Printing on Lot 39, Block 3, NCB 9470, located at 122 West Formosa Boulevard. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)

Staff stated 17 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 Sipes

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

Opposed: None

Motion Carried

Item # 21 **ZONING CASE Z-2020-107000061 S (Council District 6):** A request for a change in zoning from "R-6 GC-2 MLOD-2 MLR-1 AHOD" Residential Single-Family Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "I-1 MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot P-7B (0.8992 acres), "I-1 GC-2 MLOD-2 MLR-1 AHOD" General Industrial Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot P-7C (12.5000 acres) and "I-1 S GC-2 MLOD-2 MLR-1 AHOD" General Industrial Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for a Rock Crusher on Lot P-7B (31.948 acres), in Block 58, NCB 15331, generally located at 440 Pinn Road and 446 Pinn Road. Staff recommends Approval. (Justin Malone, Planner (210) 207-0157, justin.malone@sanantonio.gov, Development Services Department)

Staff stated 8 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no registered neighborhood association. The Cable-Westwood Neighborhood Association is outside the 200 foot notification area and has responded in support.

No Public Comment

Motion: Commissioner McGhee asked for a motion as presented.

Motion: Commissioner Bustamante made a motion for approval

Second: Commissioner Sipes

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

Opposed: None

Motion Carried

- Item # 22** **ZONING CASE Z-2020-107000073 (Council District 4):** A request for a change in zoning from "PUD C-3 MLOD-2 MLR-1 AHOD" Planned Unit Development General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-5 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 1.005 acres out of NCB 17302, generally located in the 1700 of Westpond Drive. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.castro@sanantonio.gov, Development Services)

Staff stated 11 notices were mailed to property owners within 200 feet, 9 returned in favor, and 0 returned in opposition and no response from the Rainbow Hills Neighborhood Association

No Public Comment

Motion: Commissioner McGhee asked for a motion as presented.

Motion: Commissioner Bustamante made a motion for approval

Second: Commissioner Sipes

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

Opposed: None

Motion Carried

Commissioner Greathouse recused herself at 1:14pm from Item #19 and returned at 1:16pm after the vote.

- Item # 19** **ZONING CASE Z-2020-107000043 S (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 "I-1 S AHOD" General Industrial Airport Hazard Overlay District with a Specific Use Authorization for Outside Storage (Open With No Screening Required) on 10.201 acres out of NCB 12694, located at 306 West North Loop Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2020-11600011) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)

Staff stated 27 notices were mailed to property owners within 200 feet, 2 returned in favor, and 1 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, Romero, McDaniel, Sipes, Whyte, Gibbons, Kamath, Hui, McGhee

Opposed: None

Recused: Greathouse

Motion Carried

Individual Items:

Item # 2

ZONING CASE Z-2019-10700322 ERZD (Council District 10): A request for a change in zoning from "NP-10 ERZD" Neighborhood Preservation Edwards Recharge Zone District to "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District on 16.29 acres and "MF-18 ERZD" Limited Density Multi-Family Edwards Recharge Zone District on 5.313 acres, a total of 21.6 acres out of NCB 17194, located in the 16600 block of Jones Maltsberger Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600094) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)

Staff stated 65 notices were mailed to property owners within 200 feet, 2 returned in favor, and 11 returned in opposition and no response from the Redland Oaks and Scattered Oaks Home Owners Associations.

Emily Weissler, Killen, Griffin and Farrimond, gave a history of the project, spoke of the work done and gave a presentation. She was available for questions and asked for approval.

The following members of the public submitted letters to be read into the record, left voicemails to be played into the record, or requested to be called during the meeting to provide comment.

Submitted a letter

Gloria Pais, wrote in opposition
Elizabeth Hufft, wrote in opposition
Melissa Bryant, wrote in opposition
Richard Shoford, wrote in opposition
Jose Rodriguez, wrote in opposition
Dr. Kat Strus, wrote in opposition

Jose and Nancy Flores, wrote in opposition
William Knightly, wrote in opposition
Annalisa Peace, wrote in opposition
David Wright, wrote in opposition
Britt Mitchell, wrote in opposition

Voicemail

Brandon Herman, left a voicemail in opposition
Jose Rodriguez, left a voicemail in opposition
Barbara Frazier, left a voicemail in opposition
Dee Rodriguez, left a voicemail in opposition
Jerry Obermond, left a voicemail in opposition
David Wright, left a voicemail in opposition

Provided live public comment

Robert Miller, spoke in opposition
Richard Kilpper., spoke in opposition
Manny Pais, spoke in opposition
Paul P., spoke in opposition
Dr. Kat Strus, spoke in opposition
Madeline Schley, spoke in opposition
Brandon Herman, 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.

The Zoning Commission recessed for a break at 3:16pm and reconvened at 3:21pm

Motion: Commissioner McGhee asked for a motion as presented.

Motion: Commissioner Whyte made a motion for approval with all SAWS recommendations

Second: Commissioner Hui

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

Opposed: None

Motion Carried

Commissioner Sipes left the meeting at 4:15pm

Item # 3

ZONING CASE Z-2019-10700288 HL (Council District 1): 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 4 and Lot 5, Block 30, NCB 3036, located at 214 Lotus Avenue. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

Staff stated 32 notices were mailed to property owners within 200 feet, 3 returned in favor, and 0 returned in opposition and the Lavaca Neighborhood Association is in support.

Dr. Jenny Hay, Office of Historic Preservation, gave a presentation as to why the property met all the criteria for Preservation.

Jose Gallegos, Representative stated this property should not be considered for preservation.

The following called in

Hector Ubaldo, was in opposition

The following submitted an email

San Antonio Conservation Society submitted a letter in 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 McGhee asked for a motion for item as presented.

Motion: Commissioner Greathouse motioned for Approval

Second: Commissioner Romero

In Favor: Greathouse, Romero, McDaniel, Bustamante, McGhee

Opposed: Kamath, Hui, Gibbons, Whyte

Abstained: Jones

Not Present: Sipes

Motion Failed

For lack of a new motion, this item is continued for two (2) weeks to the Zoning Meeting of May 19, 2020.

Item # 6

(Continued from 02/18/2020) ZONING CASE Z-2019-10700348 (Council District 5): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 7, Block 5, NCB 2357, located at 2402 Monterey Street. Staff recommends Denial, with an Alternate Recommendation. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Staff stated 28 notices were mailed to property owners within 200 feet, 3 returned in favor, and 1 returned in opposition and the Westside Residents Neighborhood Association is in Support.

Henry & Robert Vera, 2402 Monterrey St., stated he wishes to amend his request to R4-CD

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 for item as presented.

Motion: Commissioner Bustamante made a motion for **Approval as amended to R4-CD**

Second: Greathouse

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

Opposed: None

Not Present: Sipes

Motion Carried

Commissioner Sipes returned to the meeting at 4:43pm

Item #8

ZONING CASE Z-2020-10700023 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 Conditional Use for a Professional Office on Lot 9 and Lot 10, Block 7, NCB 2800, located at 116 Annie Street. Staff recommends Approval. (Justin Malone, Planner (210) 207-0157, justin.malone@sanantonio.gov, Development Services Department).

Staff stated 16 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and the Monte Vista Terrace Neighborhood Association submitted an opposition letter.

Russell Reyes, representative, stated they were moving to a smaller property and the rezoning will suit their purpose.

The following was read into the record

A letter of opposition submitted by Monte Vista Terrace Neighborhood Association

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 Greathouse made a motion for **Denial**

Second: McDaniel

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

Opposed: Gibbons

Motion Carried for Denial

Item # 9 was moved to the End of the Meeting to make Contact with the Applicant.

Item # 10

ZONING CASE Z-2020-10700027 (Council District 2) A request for a change in zoning from "R-4 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "MF-33 MLOD-3 MLR-2" Multi-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on Lot 1, Block 23, NCB 10298, located at 1004 Hampton Street. Staff recommends Denial, with an Alternate Recommendation of "MF-18." (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services)

Staff stated 28 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no registered neighborhood associations.

Hussain Aftab Halai, gave a short presentation regarding his request to change the zoning to help the neighborhood and asked for approval.

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 for Approval as presented.

Motion: Commissioner Jones made for a motion for Denial with staff alternate recommendation of "MF-18."

Second: McDaniel

In Favor: Jones, McDaniel, Romero, Sipes, Bustamante

Opposed: Greathouse, Kamath, Hui, Gibbons, Whyte, McGhee

Motion Failed

Motion: Commissioner Gibbons made a motion for reconsideration

Second: Commissioner Whyte made the second

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

Opposed: McDaniel

Motion Granted for reconsideration

Motion: Commissioner Gibbons Made a motion to approve the applicant's original request for "MF-33"

Second: Commissioner Whyte made the second

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

Opposed: Romero, McDaniel, Sipes

Motion Granted

The Zoning Commission recessed at 5:18pm and returned at 5:24pm

Item # 11 **ZONING CASE Z-2020-10700028 (Council District 3):** A request for a change in zoning from "I-1 MLOD-2 MLR-2 AHOD" General Industrial 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 37, NCB 9483, located at 2712 Pleasanton Road. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services)

Staff stated 13 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no registered neighborhood association

Patricia Cantu, 2712 Pleasanton Road, wishes to correct the zoning on her property in order to operate a business and agreed to add the "NA" to her request.

No Public Comment

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

Motion: Commissioner McGhee made a motion for Approval **with the addition of "NA" Nonalcoholic Sales**

Second: Gibbons

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

Opposed: None

Not Present: Whyte

Motion Carried

Item # 14 **ZONING CASE Z-2020-10700033 (Council District 1):** A request for a change in zoning from "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office to "IDZ-1 AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for three (3) dwelling units and a Professional Office on Lot F, Block 1, NCB 216, located at 814 West Euclid Avenue. Staff recommends Approval. (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, 2 returned in favor, and 1 returned in opposition and the Five Points Neighborhood Association is in support.

Eduardo Magaloni, 814 West Euclid, wishes to rezone the property to residential and have a front office.

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 for Approval as presented.

Motion: Commissioner Greathouse made for a motion for Approval

Second: Romero

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

Opposed: None

Motion Carried

Item # 20

ZONING CASE Z-2020-10700044 (Council District 5): A request for a change in zoning from "MF-33 MLOD-2 MLR-1 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-3 MLOD-2 MLR-1 AHOD" Single-Family Residential Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 62 and the south 70 feet of Lot 19A, Block 32, NCB 3692, located at 1138 Ceralvo Street. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Staff stated 28 notices were mailed to property owners within 200 feet, 0 returned in favor, and 1 returned in opposition and no response from the Westwood Neighborhood Association.

Richard Gallegos, spoke of the property and gave various reasons as to why the zoning best fits this property.

Voicemail

Amanda McCovell, 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 Bustamante made for a motion for Approval

Second: Greathouse

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

Opposed: None

Motion Carried

Item # 9

ZONING CASE Z-2020-10700026 (Council District 7): A request for a change in zoning from "C-2 NA H UC-3 AHOD" Commercial Nonalcoholic Sales Historic Fredericksburg Road Urban Corridor Airport Hazard Overlay District to "C-2 H UC-3 AHOD" Commercial Historic Fredericksburg Road Urban Corridor Airport Hazard Overlay District on 0.41 acres out of NCB 6692, located on 1901 Fredericksburg Road. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment PA 2020-11600017) (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services)

Staff stated 23 notices were mailed to property owners within 200 feet, 2 returned in favor, and 0 returned in opposition and the Jefferson/Woodlawn Neighborhood Association is in support, there was no response from Keystone or Monticello Park Neighborhood Associations.

Mary Rios, 1901 Fredericksburg Road, wishes to beautify the area and improve the properties just as she has with the other properties she has purchased nearby.

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 for Approval as presented.

Motion: Commissioner Sipes made for a motion for Approval as requested by the Applicant.

Second: Romero

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

Opposed: None

Motion Carried

Approval of Minutes

Consideration and Approval of the May 5, 2020 Meeting Minutes,

Motion: Commissioner Whyte made a motion for approval as corrected

Second: Bustamante

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

Opposed: None

Motion Carried

Adjournment

There being no further business, the meeting was adjourned at 6.17pm

APPROVED BY:  OR _____
Joy McGhee, Chair

DATE: July 3, 2020

ATTESTED BY:  DATE: July 13, 2020
Melissa Ramirez, Assistant Director