

**City of San Antonio**



**Zoning Commission Minutes**  
Development and Business  
Services Center  
1901 South Alamo

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**November 17, 2020**

**1:00PM**

**Videoconference**

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**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: Greathouse, Jones, Kamath, Hui, Romero, Gibbons, Whyte, McDaniel, Sipes, Bustamante, McGhee
- Absent: None
- 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 Z2020-10700242 HL has been postponed and will not be heard today**

**COMBINED CONSENT AGENDA #1:**

**Item # 10    ZONING CASE Z-2020-10700221 CD (Council District 1)- November 17, 2020**

A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-1 HS RIO-7E AHOD" General Industrial Historic River Improvement Overlay Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Bar/Tavern and "C-2 CD HS RIO-7E AHOD" Commercial Historic River Improvement Overlay Airport Hazard Overlay District with Conditional Use for Bar/Tavern on 0.334 acres out of NCB 1011, located at 120 Nogalitos Street and 1521 South Flores Street. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services).

Staff stated 18 notices were mailed to property owners within 200 feet, 3 returned in favor, 0 returned in opposition and Collins Gardens Neighborhood Association is in Support. Lone Star Neighborhood Association did not respond.

**Written Notices Received for the Record in favor**

Leopoldo Chavarria T Jr, 1520 Nogalitos  
Leopoldo Chavarria, 120 Nogalitos  
Collins Gardens, Neighborhood Association

**No Public Comment**

**Motion:** Commissioner Bustamante made a motion for a continuance for approval

**Second:** Commissioner Sipes

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

**Opposed:** None

**Motion Carried**

**Item # 11    ZONING CASE Z-2020-10700225 CD (Council District 7) – November 17, 2020**

A request for a change in zoning from "R-4 NCD-8 AHOD" Residential Single-Family Woodlawn Lake Neighborhood Conservation Airport Hazard Overlay District to "R-4 CD NCD-8 AHOD" Residential Single-Family Woodlawn Lake Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 27, Block 12, NCB 1981, located at 2915 West French Place. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, [lorianne.thennes@sanantonio.gov](mailto:lorianne.thennes@sanantonio.gov), Development Services Department)

Staff stated 24 notices were mailed to property owners within 200 feet, 1 returned in favor and 1 returned in opposition and there is no registered neighborhood association.

**Written Notices Received for the Record in favor**  
Benjamin Rodriguez, 2915 West French Place

**Written Notices Received for the Record opposed**  
Yolanda Arguello, 2923 W. French Place

**No Public Comment**

**Motion:** Commissioner Bustamante made a motion for a continuance for approval

**Second:** Commissioner Sipes

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

**Opposed:** None

**Motion Carried**

**Item # 13    ZONING CASE Z-2020-10700228 CD (Council District 6)- November 17, 2020**

A request for a change in zoning from "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 39, Block 8, NCB 8992, located at 219 Marbauch Avenue. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Staff stated 23 notices were mailed to property owners within 200 feet, 0 returned in favor and 0 returned in opposition and the Los Jardines Neighborhood Association did not respond.

**Motion:** Commissioner Bustamante made a motion for a continuance for approval

**Second:** Commissioner Sipes

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

**Opposed:** None

**Motion Carried**

**Item # 14    ZONING CASE Z-2020-10700233 (Council District 5) – November 17, 2020**

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 "IDZ-2 MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and for eight (8) Residential units on Lot 4 and Lot 5, Block 8, NCB 3903, located at 2619 South Flores Street. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)

Staff stated 31 notices were mailed to property owners within 200 feet, 1 returned in favor and 1 returned in opposition and the Collins Gardens Neighborhood Association is in support and no response from Lone Star Neighborhood Association.

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

**Second:** Commissioner Sipes

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

**Opposed:** None

**Motion Carried**

**Item # 15    ZONING CASE Z-2020-10700234 CD (Council District 2) – November 17, 2020**

A request for a change in zoning from "C-3R MLOD-3 MLR-1 AHOD" General Commercial Restrictive Alcoholic Sales Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 CD MLOD-3 MLR-1 AHOD" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for a Welding Shop on 0.414 acres out of NCB 13905, located at 930 Peggy Drive. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)

Staff stated 10 notices were mailed to property owners within 200 feet, 0 returned in favor and 0 returned in opposition and the Eastgate Neighborhood Association is in support.

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

**Second:** Commissioner Sipes

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

**Opposed:** None

**Motion Carried**

**Item # 16    ZONING CASE Z-2020-10700235 (Council District 8) – November 17, 2020**

A request for a change in zoning from "PUD R-6 AHOD" Planned Unit Development Residential Single-Family Airport Hazard Overlay District to "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 33, Block 1, NCB 16946, located at 65 Donore Square. Staff recommends Approval. (LorianneThennes, Planner, (210) 207-7945, [lorianne.thennes@sanantonio.gov](mailto:lorianne.thennes@sanantonio.gov), Development Services Department)

Staff stated 21 notices were mailed to property owners within 200 feet, 5 returned in favor and 0 returned in opposition and there is no registered Neighborhood Association.

**Written Public Comment in favor inside the 200' radius**

Mohamed Diab Al Rafati, 2 Donore Square

Naomi Lacayo, 6 Donore Square

Joyce & Charlie Rummel, 8 Donore Circle

Thomas Gist, 56 Donore Square

Mirna Garza, 125 Cardinal Lane Laredo Texas

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

**Second:** Commissioner Sipes

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

**Opposed:** None

**Motion Carried**

**Item # 18    ZONING CASE Z-2020-10700237 (Council District 3) – November 17, 2020**

A request for a change in zoning from "C-2" Commercial District to "R-4" Residential Single-Family District on 200.233 acres out of CB 4167 and CB 4137, located at 3849 East Loop 1604. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Staff stated 25 notices were mailed to property owners within 200 feet, 0 returned in favor and 0 returned in opposition and there is no registered neighborhood association.

**No Public Comment**

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

**Second:** Commissioner Sipes

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

**Opposed:** None

**Motion Carried**



**Item # 19    ZONING CASE Z-2020-10700239 (Council District 4) – November 17, 2020**

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 "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 59.925 acres and "NP-15 MLOD-2 MLR-2 AHOD" Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 7.873 acres, a total of 67.798 acres out of CB 4295, generally located in the 4000 block of Verano Parkway. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, [lorianne.thennes@sanantonio.gov](mailto:lorianne.thennes@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 and there is no registered neighborhood association.

**Written Public Comment within the 200' radius**

Brown & Ortiz, P.C., 112 E Pecan

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

**Second:** Commissioner Sipes

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

**Opposed:** None

**Motion Carried**

**Item # 20    ZONING CASE Z-2020-10700240 (Council District 2)- November 17, 2020**

A request for a change in zoning from "C-2 MC-3 AHOD" Commercial Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-3 MC-3 AHOD" General Commercial Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 19, NCB 12162, generally located in the 2300 block of Austin Highway. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@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 there is no registered neighborhood association.

**Written Public Comment within the 200' radius in favor**  
Fernando Morales, 2300 block of Austin Highway

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

**Second:** Commissioner Sipes

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

**Opposed:** None

**Motion Carried**

**Item # 21    ZONING CASE Z2020-10700244 (Council Districts 3 & 4) – November 17, 2020**

Assigning zoning to property generally bound by Southwest Loop 410 to the north, Corpus Christi and Old Corpus Christi Highway to the east, South Loop 1604 and IH-37 South to the south and Somerset Road to the west, currently located Outside the City Limits by applying zoning overlay districts “AHOD” Airport Hazard Overlay District, “MLOD-2” Lackland Military Lighting Overlay District and “MLR-2” Lackland Military Lighting Region-2 as applicable and “DR” Development Reserve District on P-29, CB 4204; W IRR 2240.49’ of TR-8 ARB P-25 MH REFER 80700-001-3385, CB 4002-1; P-328 ABS: 11, CB 4007; LOT P-327 12.150, NCB 16623; P-327 AB 11 84.769 (SALADO/DOS RIOS #2 ANNEXTN), CB 4007-6; P-232 ABS 11, CB 4007; LOT 11, Block 1, CB 4167A and “FR” Farm and Ranch District on P-8C ABS 421, CB 4298 and “NP-15” Neighborhood Preservation District on P-5 (31.52) & P-5C (4) ABS 421, CB 4298; P-5G ABS 421, CB 4298; P-9 ABS 374 (12.59), CB 4296; P-5E (19.21) ABS 421, CB 4298. Staff recommends Approval. (Jennifer Sheppard, Senior Planner, (210) 207-5409, [jennifer.sheppard@sanantonio.gov](mailto:jennifer.sheppard@sanantonio.gov), Planning Department)

Staff stated 124 notices were mailed to property owners within 200 feet, 0 returned in favor and 2 returned in opposition and Encino Ranch Neighborhood Association is opposed.

**Voicemail Public Comment**

James McKnight, 112 E. Pecan is not opposed but noted continued discussion with the Planning Department for final compromise.

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

**Second:** Commissioner Sipes

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

**Opposed:** None

**Motion Carried**

**COMBINED CONSENT AGENDA #2:**

**Item # 5     (Continued from 11/03/2020) ZONING CASE Z-2020-10700213 S (Council District 9)-  
November 17, 2020**

A request for a change in zoning from "C-1" Light Commercial District and "C-3" General Commercial District to "C-3 S" General Commercial District with a Specific Use Authorization for Human Services Campus on 3.828 acres out of NCB 11687, located at 4330 Vance Jackson Road. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Staff stated 19 notices were mailed to property owners within 200 feet, 0 returned in favor and 1 returned in opposition and no registered neighborhood association.

**Written Public Comment within the 200' radius in opposition**  
SA Five Star Cleaners LLC, 9806 Huebner Road

**No Public Comment**

**Motion:** Commissioner Greathouse made a motion for Continuance to Dec. 15, 2020

**Second:** Commissioner Jones

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

**Opposed:** None

**Motion Carried**

**Item # 8**     **(Continued from 11/03/2020) ZONING CASE Z-2020-10700220 (Council District 3):11.17.20**  
A request for a change in zoning from "FR" Farm and Ranch District and "FR AHOD" Farm and Ranch Airport Hazard Overlay District to "R-4" Residential Single-Family District and "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot TR-11, Block 11, CB 4069B, located at 4345 Mickey Road. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)

Staff stated 12 notice was mailed to property owners within 200 feet, 0 returned in favor and 1 returned in opposition and no registered neighborhood association. 3 notices received in opposition outside the 200' radius.

**Written Public Comment within the 200' radius in opposition**  
Romell Henze, 4389 Mickey Road

**Written Public Comment outside the 200' radius in opposition**  
Marsha Fitzsimmons, 4450 Mickey Road  
Tracey Aguilar, 4569 Mickey Road  
Thora Jendrzey, 4569 Mickey Road

**Voice mail Received for the Record in Opposition**  
Marsha Fitzsimmons, 445 Mickey Road

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 a continuance to Dec 1, 2020

**Second:** Commissioner McDaniel

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

**Opposed:** None

**Motion Carried**

**Individual Items for Consideration:**

**Item # 2      ZONING CASE Z-2020-10700153 S ERZD (Council District 9) – November 17, 2020**

A request for a change in zoning from "C-3 ERZD" General Commercial Edwards Recharge Zone District to "C-2 S ERZD" Commercial Edwards Recharge Zone District with a Specific Use Authorization for a Carwash on Lot 33, Block 1, NCB 18218, located at 3607 East Evans Road. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Staff stated 13 notices were mailed to property owners within 200 feet, 0 returned in favor and 0 returned in opposition and the Encino Neighborhood Association is opposed.

Mike Escalante, SAWS, stated SAWS reviewed the property and recommended 65 % impervious cover, reuse of 85% reclaimed water, use of Biodegradable products and recommend approval.

Patrick Christensen, 3607 E. Evans Rd, stated they will follow all SAWS recommendations and amendments

**No Written Comment**

**Live Public Comment in opposition**

Capt. Humberto L Quintenilla II, 22303 Corbello Court

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 Gibbons made a motion for Approval with SAWS recommendations and the following Conditions:

- 1) Hours of operations 8am to 7pm
- 2) Tree buffer with plantings per UDC prescribed tree list
- 3) A 6-foot solid screen fence on Masonwood Drive

**Second:** Commissioner Whyte

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

**Opposed:** None

**Motion Carried**

**Item # 3     (Continued from 10/06/2020) ZONING CASE Z-2020-10700201 CD (Council District 2) – November 17, 2020**

A request for a change in zoning from "RM-6 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District to "R-4 CD H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District with a Conditional Use for Four (4) Dwelling Units on Lot 1, Block G, NCB 1659, located at 732 North Pine Street. Staff recommends Denial, with an Alternate Recommendation. (Lorianne Thennes, Planner, (210) 207-7945, [lorianne.thennes@sanantonio.gov](mailto:lorianne.thennes@sanantonio.gov), Development Services Department)

Staff stated 26 notices were mailed to property owners within 200 feet, 0 were received in favor, 3 were returned in opposition and Dignowity Hill Neighborhood Association is in support. The Conservation Society of San Antonio is opposed. A petition was received with 9 signatures opposed outside the 200' radius.

**Written Public Comment inside 200' radius Opposed**

Sunnie Diaz, 724 Pine St.  
Carl Osburn, 728 N Pine St  
Neelesh Narurkar, 805 N Pine St

**Written Public Comment outside 200' radius Opposed**

Evelyn Brown, 527 Burnet  
Joseph Garcia, 906 E Crockett  
Lulu Francois, 817 Nolan

Mark Kusey, 1120 E. Crockett  
Monica Savino, 1120 E. Crockett  
Mia Kitano, 919 N. Pine  
Nicholas Spyker, 919 N Pine  
Scott Albert 922 N Pine  
Valerie Cortez, 508 Lamar  
Bud Church, 815 Burnett St.

The applicant, Rao Vasamsetti, addressed the Commission and noted an amendment to their zoning request of "R-4 CD" Residential Single-Family with a Conditional Use for three (3) dwelling units with an amended site plan.

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 of "R-4 CD" Residential Single-Family with a Conditional Use for three (3) dwelling units

**Second:** Commissioner Romero

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

**Opposed:** None

**Motion Carried**



**Item # 4     (Continued from 11/03/2020) ZONING CASE Z-2020-10700015 CD (Council District 9)-  
November 17, 2020**

A request for a change in zoning from "C-2 MLOD-1 MLR-2 AHOD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, "C-2 AHOD" Commercial Airport Hazard Overlay District, and "C-3 MLOD-1 MLR-2 AHOD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-3 CD MLOD-1 MLR-2 AHOD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Warehousing on 54.564 acres out of NCB 12059, located in the 12000 block of West Avenue. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Staff stated 39 notices were mailed to property owners within 200 feet, 0 returned in favor and 1 returned in opposition and no registered neighborhood association

Ashley Farrimond of Killen, Griffin and Farrimond, 1200 W. Avenue gave a presentation and asked for approval.

**Voice Public Comment in opposed outside 200' radius**  
Cindy Munch, 13703 Village wood

**Written Public Comment inside 200' radius opposed**  
Erich Kaepf, 6423 W IH 10 #895

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 Gibbons made a motion for approval

**Second:** Commissioner Jones

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

**Opposed:** None

**Motion Carried**

**Item # 6      (Continued from 11/03/2020) ZONING CASE Z-2020-10700216 S (Council District 1) – November 17, 2020**

A request for a change in zoning from "FBZD T4-1 AHOD" Form Base Zone Transect 4 Airport Hazard Overlay District to "FBZD T4-1 S AHOD" Form Base Zone Transect 4 Airport Hazard Overlay District with a Specific Use Authorization for a Non-Commercial Parking Lot on Lot 7, Block 9, NCB 838, located at 723 Camden Street. Staff recommends Denial. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@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 and no response from the Downtown Residents Neighborhood Association.

Kevin Love Engineer and Albert Castillo, 723 Camden St, gave a presentation of the project and was available for questions

**No Public Comments**

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:** Greathouse McDaniel, McGhee, Romero, Bustamante, Sipes

**Opposed:** Jones, Whyte, Kamath, Gibbons, Hui

**Motion Carried for Denial**

**Item # 7 (Continued from 11/03/2020) ZONING CASE Z-2020-10700217 S (Council District 1) - November 17, 2020**

A request for a change in zoning from "FBZD T5-1 AHOD" Form Base Zone Transect 5 Airport Hazard Overlay District to "FBZD T5-1 S AHOD" Form Base Zone Transect 5 Airport Hazard Overlay District with a Specific Use Authorization for a Non-Commercial Parking on Lot 4, Block 19, NCB 815, located at 415 Dallas Street. Staff recommends Denial. (Lorianne Thennes, Planner, (210) 207-7945, [lorianne.thennes@sanantonio.gov](mailto:lorianne.thennes@sanantonio.gov), Development Services Department)

Staff stated 25 notices were mailed to property owners within 200 feet, 4 returned in favor and 2 returned in opposition and no response from the Downtown Residents Neighborhood Association.

Kevin Love Engineer 415 Dallas St. gave a presentation on the project and was available for questions

**Written Public Comments in opposition outside 200'**

Bob Tagle 406 Dallas

Dee Faulkenberry, 411 Dallas

**Written Public Comment inside 200' radius**

Debbie Payne, 523 Dallas

Linda Chambliss, 520 Camden

Clyde Johnson, 420 Baltimore

Randal Hidalgo, 526 Camden

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:** Greathouse McDaniel, Romero, Bustamante, Sipes

**Opposed:** Jones, Whyte, Kamath, Gibbons, McGhee, Hui

**Motion Failed**

**Item # 9      ZONING CASE Z-2020-10700208 CD (Council District 5) – November 17, 2020**

A request for a change in zoning from "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for a Home Improvement Center on the West 91.43 feet of Lot 165 and Lot 166, Block 3, NCB 8124, located at 928 South San Augustine Avenue. Staff recommends Approval. (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 1 returned in opposition and the Las Palmas Neighborhood Association did not respond.

Alejandro Mendoza Sanchez, 928 S. San Augustine, submitted a revised site plan and met with the community.

**Written Public Comment inside 200' radius opposed**

Elisa Garcia, 932 S. San Augustine

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 Bustamante made a motion for Approval

**Second:** Commissioner Jones

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

**Opposed:** McDaniel

**Abstained:** Gibbons, Whyte

**Motion Carried**

**Item # 12    ZONING CASE Z-2020-10700226 (Council District 6) – November 17, 2020**

A request for a change in zoning from "C-2NA MLOD-2 MLR-1 AHOD" Commercial Non-Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 95, NCB 8238, located at 411 Enrique M Barrera Parkway. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, [lorianne.thennes@sanantonio.gov](mailto:lorianne.thennes@sanantonio.gov), Development Services Department)

Staff stated 24 notices were mailed to property owners within 200 feet, 0 returned in favor and 0 returned in opposition and the Las Jardines Neighborhood Association is in support.

Jacqueline Rios, 8870 Long Point Rd. Houston Texas, requested the commission removed the NA from the zoning in order to open the supermarket.

**Voicemail Public Comment in opposition**

Moses Campos, 214 SW 36<sup>TH</sup> St.

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 Hui made a motion for Approval

**Second:** Commissioner Jones

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

**Opposed:** None

**Motion Carried**

**Item # 17 ZONING CASE Z-2020-10700236 (Council District 1) – November 17, 2020**

A request for a change in zoning from “C-3 NCD-1 AHOD” General Commercial South Presa Street/ South St. Mary’s Street Neighborhood Conservation Airport Hazard Overlay District, “C-3NA RIO-4 NCD-1 AHOD” General Commercial Nonalcoholic Sales River Improvement Overlay South Presa Street/South St. Mary’s Street Neighborhood Conservation Airport Hazard Overlay District, “C-3NA NCD-1 AHOD” General Commercial Nonalcoholic Sales South Presa Street/South St. Mary’s Street Neighborhood Conservation Airport Hazard Overlay District to “IDZ-2 NCD-1 AHOD” Medium Intensity Infill Development South Presa Street/ South St. Mary’s Street Neighborhood Conservation Airport Hazard Overlay District with uses permitted for twenty (20) dwelling units, and “IDZ-2 RIO-4 NCD-1 AHOD” Medium Intensity Infill Development Zone River Improvement Overlay South Presa Street/ South St. Mary’s Street Neighborhood Conservation Airport Hazard Overlay District with uses permitted for twenty (20) dwelling units, on Lots 19 – 25 and the west 6.29 feet of Lot 18, Block N, NCB 3078, Lot 12, Block N, NCB 3078, and Lot 1, Lot 26 and Lot 27, Block N, NCB 3078 located at 1508 South Saint Mary’s Street, 120 Playmoor Street and 1423 South Presa Street. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services).

Staff stated 38 notices were mailed to property owners within 200 feet, 0 returned in favor and 1 returned in opposition and the King William Neighborhood Association did not respond and the Lavaca Neighborhood Association is in support.

**Voice Public Comment in opposed outside 200’ radius**

Alejandro Garcia, 129 Barron Ave

**Written Public Comment**

Vangie Venegas, 127 Rehman St, opposed

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 Approval

**Second:** Commissioner Jones

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

**Opposed:** None

**Motion Carried**

**Item #22**

**Consideration and Approval of the November 3, 2020 Meeting Minutes**

**Motion:** Commissioner Bustamante made a motion approve the November 3, 2020 meeting minutes.

**Second:** Commissioner Sipes

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

**Opposed:** None

**Abstained:** Gibbons

**Motion Granted**

**Adjournment**

There being no further business, the meeting was adjourned at 5:34pm

APPROVED BY: \_\_\_\_\_ or   
Joy McGhee, Chair *John M. Burnside, Vice Chair*

DATE: 2/8/21

ATTESTED BY:  DATE: \_\_\_\_\_  
Melissa Ramirez, Assistant Director