

City of San Antonio



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

December 1, 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: 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:

COMBINED CONSENT AGENDA #1:

- Item #6** **ZONING CASE Z2020-10700244 (Council Districts 3):** 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-29C, CB 4204. Staff recommends Approval. (Jennifer Sheppard, Senior Planner, (210) 207-5409, jennifer.sheppard@sanantonio.gov, Planning Department)

No Public Comment

Motion: Commissioner Bustamante made a motion for Approval.

Second: Commissioner Sipes

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

Opposed: None

Motion Carried

Item # 8 **ZONING CASE Z-2020-10700246 (Council District 10):** A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 0.9833 acres out of NCB 16587, located at 16402 Nacogdoches Road. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services).

Staff stated 10 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, Greathouse, Jones, Kamath, Hui, Romero, Gibbons, Whyte, McGhee

Opposed: None

Motion Carried

Item # 9 **ZONING CASE Z-2020-10700247 (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 and "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-1 MLOD-2 MLR-2 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 1, Lot 2, and Lot 3, Block 25, NCB 7679, located at 104 Congress Avenue and 6500 South Flores Street. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Staff stated 31 notices were mailed to property owners within 200 feet, 0 returned in favor and 0 returned in opposition and the Mission San Jose Neighborhood Association is in support.

Motion: Commissioner Bustamante made a motion for Approval.

Second: Commissioner Sipes

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

Opposed: None

Motion Carried

Item # 10 **ZONING CASE Z-2020-10700248 (Council District 1)**: 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 Lots 38, 39, 40, and the south 41.16 feet of Lot 1 and Lot 2, Block 5, NCB 2109, located at 1116 Menchaca Street and 1313 North Zarzamora Street. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Staff stated 40 notices were mailed to property owners within 200 feet, 0 returned in favor and 0 returned in opposition and no response from the West End Hope in Action Neighborhood Association.

Motion: Commissioner Bustamante made a motion for Approval.

Second: Commissioner Sipes

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

Opposed: None

Motion Carried

Item # 11 **ZONING CASE Z-2020-10700249 (Council District 2):** A request for a change in zoning from "I-1 MLOD-3 MLR-2 AHOD" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District 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 Lot 4, Block 19, NCB 1323, located at 1312 Lamar Street. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Staff stated 36 notices were mailed to property owners within 200 feet, 0 returned in favor and 0 returned in opposition and Dignowity Hill is in support.

Motion: Commissioner Bustamante made a motion for Approval.

Second: Commissioner Sipes

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

Opposed: None

Motion Carried

Item # 12 **ZONING CASE Z-2020-10700250 (Council District 3)**: A request for a change in zoning from "C-2 H RIO-5 MC-1 AHOD" Commercial Mission Historic River Improvement Overlay Roosevelt Metropolitan Corridor Airport Hazard Overlay District and "C-2 H RIO-5 AHOD" Commercial Mission Historic River Improvement Overlay Airport Hazard Overlay District to "IDZ-1 H RIO-5 MC-1 AHOD" Limited Intensity Infill Development Zone Mission Historic River Improvement Overlay Roosevelt Metropolitan Corridor Airport Hazard Overlay District with uses permitted in "MF-18" Limited Density Multi-Family District on 1.499 acres out NCB 7672, located at 326 Riverside Drive. Staff recommends Approval.(Lorianne Thennes, Planner, (210) 207-7945, lorianne.thennes@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 no registered Neighborhood Association.

Motion: Commissioner Bustamante made a motion for Approval.

Second: Commissioner Sipes

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

Opposed: None

Motion Carried

Item # 14 **ZONING CASE Z-2020-10700252 (Council District 4):** A request for a change in zoning from "I-1 MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region Airport Hazard Overlay District and "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 30.32 acres out of NCB 18044, generally located in the 8300 block of Covell Road. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

Staff stated 35 notices were mailed to property owners within 200 feet, 1 returned in favor and 0 returned in opposition and no response from the People in Active in Community Effort Neighborhood Association.

Public Comment:

Brown & Ortiz-Applicant, 112 E Pecan, notice in favor.

Motion: Commissioner Bustamante made a motion for Approval.

Second: Commissioner Sipes

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

Opposed: None

Motion Carried

Item # 15 **ZONING CASE Z-2020-10700253 (Council District 6):** A request for a change in zoning from "C-2" Commercial District to "R-4" Residential Single-Family District on 1.389 acres out of CB 4451, generally located in the 13500 block of Culebra Road. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)

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

Motion: Commissioner Bustamante made a motion for Approval.

Second: Commissioner Sipes

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

Opposed: None

Motion Carried

Item # 16 **ZONING CASE Z-2020-10700254 (Council District 4):** 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 "MHC MLOD-2 MLR-1 AHOD" Manufactured Housing Conventional Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 56, Block 4, NCB 15619, Lot 57, Block 4, NCB 15619, and Lot 165, Block 6, NCB 15623, located at 5231 Hillburn Drive, 5235 Hillburn Drive, and 5307 Gavilan Drive. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)

Staff stated 45 notices were mailed to property owners within 200 feet, 0 returned in favor and 0 returned in opposition and no response from the Southwest Community Association.

Motion: Commissioner Bustamante made a motion for Approval.

Second: Commissioner Sipes

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

Opposed: None

Motion Carried

COMBINED CONSENT AGENDA #2:

Item # 2 **(Continued from 11/17/2020) ZONING CASE Z-2020-10700220 (Council District 3):** 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 notices were mailed to property owners within 200 feet, 0 returned in favor and 11 returned in opposition and no registered neighborhood association within 200 feet. Outside the 200 foot radius, 3 notices received in opposition and the Southton Community Association, is in opposition.

No Public Comment

Motion: Chair McGhee made a motion for a continuance to December 15, 2020.

Second: Commissioner Jones

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

Opposed: None

Motion Carried for Continuance to December 15, 2020.

Commissioner Greathouse recused herself from the Zoning Commission meeting for items # 13, # 17, and # 18 at 1:11 pm.

Item # 13 ZONING CASE Z-2020-10700251 (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 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 Hazard Overlay District to "I-1 MLOD-3 MLR-2 AHOD" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 52.976 acres out of NCB 16817, generally located in the 6500 block of North Interstate 35. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

Staff stated 75 notices were mailed to property owners within 200 feet, 1 returned in favor and 0 returned in opposition and no registered neighborhood association within 200 feet. Park Village Neighborhood Association outside of 200 feet is in support of the request.

Public Comment

Steve Versteeg, 105 Reno St, emailed a letter in opposition.

Motion: Commissioner Bustamante made a motion for Approval.

Second: Commissioner Sipes

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

Opposed: None

Recused: Greathouse

Motion Carried

Item # 17 **ZONING CASE Z-2020-10700257 S (Council District 6)**: 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 "I-1 S MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Specific Use Authorization for Chemical Manufacturing/Processing on 0.25 acres out of Lot 4, Block 4, NCB 17246, generally located in the 6800 block of Fairgrounds Parkway. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA2020-11600071) (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Staff stated 3 notice was mailed to property owners within 200 feet, 0 returned in favor and 1 returned in opposition and no registered neighborhood association

No Public Comment

Motion: Commissioner Bustamante made a motion for Approval.

Second: Commissioner Sipes

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

Opposed: None

Recused: Greathouse

Motion Carried

Item # 18 **ZONING CASE Z-2020-10700258 (Council District 8)**: A request for a change in zoning from "RM-6 MSAO-1 MLOD-1 MLR-1" Residential Mixed Camp Bullis Military Sound Attenuation Camp Bullis Military Lighting Overlay Military Lighting Region 1 District to "PUD R-4 MSAO-1 MLOD-1 MLR-1" Planned Unit Development Residential Single-Family Camp Bullis Military Sound Attenuation Camp Bullis Military Lighting Overlay Military Lighting Region 1 District (with reduced perimeter setback of 10') on 9.117 acres out of NCB 18333, located at 18104 Babcock Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA2020-11600072) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Staff stated 4 notice was mailed to property owners within 200 feet, 0 returned in favor and 0 returned in opposition and no response from the Friends of San Antonio Natural Areas Neighborhood Association.

No Public Comment

Motion: Commissioner Bustamante made a motion for Approval.

Second: Commissioner Sipes

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

Opposed: None

Recused: Greathouse

Motion Carried

Commissioner Greathouse reconvened with the Zoning Commission meeting at 1:14 pm.

Individual Items for Consideration:

Item # 1 **(Continued from 11/03/2020) ZONING CASE Z-2020-10700192 (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 "C-3 MLOD-3 MLR-1" General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District on Lot TR-13, NCB 10747, generally located in the 100 block of Grobe Road. Staff recommends Denial. (Associated Plan Amendment PA-2020-11600056) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Staff stated 17 notices were mailed to property owners within 200 feet, 0 returned in favor and 6 returned in opposition and no registered neighborhood association. 10 notices received in opposition outside of the 200 feet radius.

Joe Monroe, applicant, stated the purpose for the rezoning is for office space only for his business. He presented a slide show presentation to the commission with details of his project.

Public Comment:

Ramon Longoria, 150 Grove, spoke in opposition.

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

Motion: Commissioner Jones made a motion for Approval as amended to C-2 CD with no outside storage.

Second: Commissioner Gibbons

Commissioner Jones and Commissioner Gibbons withdrew the 1st motion.

2nd Motion: Commissioner Jones made a motion for a continuance to January 19, 2021.

Second: Commissioner Bustamante

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

Opposed: None

Motion Carried as a continuance to January 19, 2021.

Item # 4 **ZONING CASE Z-2020-10700242 HL (Council District 2):** A request for a change in zoning from "AE-2 AHOD" Arts and Entertainment Airport Hazard Overlay District to "AE-2 HL AHOD" Arts and Entertainment Historic Landmark Airport Hazard Overlay District on Lot 9 and the west 26.04 feet of Lot 10, Block B, NCB 604, located at 403 Montana Street. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Staff stated 40 notices were mailed to property owners within 200 feet, 0 returned in favor and 0 returned in opposition and no response from the Alamo Gardens Neighborhood Association. The Conservation Society of San Antonio is in support.

Jenny Hay, ScoutSA Program Manager, Office of Historic, City of San Antonio, representative, case brought forward by the direction of the City Council. The building was researched and is eligible to be a Historic Landmark designation. The property owner is opposed to the HL designation.

Public Comment:

Jagath Santha, property owner, spoke in opposition.

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

Motion: Commissioner Jones made a motion for Approval of the Historic Landmark Designation.

Second: Commissioner Romero

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

Opposed: Kamath, Gibbons, Whyte

Motion Carried

Item # 5 **ZONING CASE Z-2020-10700243 (Council District 4):** 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 "MHC MLOD-2 MLR-1 AHOD" Manufactured Housing Conventional Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 40, Block 4, NCB 15619, located at 5103 Hillburn Drive. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services).

Staff stated 22 notices were mailed to property owners within 200 feet, 0 returned in favor and 3 returned in opposition and no response from the Southwest Community Association.

Korina Carmona, 5103 Hillburn Dr, stated the rezoning request is to be able to put her mobile home on the property.

Public Comment:

Christie Rome, 7814 Dempsey, spoke in opposition.

Janie Sanchez Lopez, 5134 Fedora, returned the zoning notice 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 Kamath made a motion for Approval.

Second: Commissioner Bustamante

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

Opposed: None

Motion Carried

Item # 19 **ZONING CASE Z-2020-10700260 (Council District 3):** A request for a change in zoning from "IDZ-2 H AHOD" Medium Intensity Infill Development Zone Brooks School of Aerospace Medicine Historic Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and residential uses up to 19.77 units per acre to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and residential uses up to 19.77 units per acre on 2.565 acres out of NCB 10879, generally located in the 2500 block of Sidney Brooks. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

Staff stated 6 notices were mailed to property owners within 200 feet, 0 returned in favor and 0 returned in opposition and no registered neighborhood association.

Jenny Hay, ScoutSA Program Manager, Office of Historic, City of San Antonio, representative, reviewed and approved by the Historic Design Review Committee for designation removal.

Marques Mitchell, representative, stated the zoning request is to remove the "H" zoning on the property.

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

Second: Commissioner Bustamante

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

Opposed: None

Motion Carried

Item # 3 **ZONING CASE Z-2020-10700231 CD (Council District 6):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" General Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on Lot P-172, NCB 18048, generally located in the 8300 block of Grissom Road. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services).

Staff stated 21 notices were mailed to property owners within 200 feet, 0 returned in favor and 1 returned in opposition. No response from the Misty Oaks Neighborhood Association and Pipers Meadow Neighborhood Association is in support.

Jose Antonio Amador Hernandez, Applicant, stated the request is for a car sales business and residence combination on the property.

Public Comment

Lori Otley, 8126 Golden Harvest, emailed a letter in opposition.

William Otley, 8126 Golden Harvest, emailed a letter in opposition.

Christina Ray, 8118 Golden Harvest, returned the zoning notice 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 Hui made a motion for Approval.

Second: Commissioner Whyte

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

Opposed: None

Motion Carried

Commissioner McGhee exited the Zoning Commission meeting at 3:30 pm.

Vice Chair Bustamante facilitated the Zoning Commission at 3:30pm.

Commissioner McDaniel entered the Zoning Commission meeting at 3:30 pm.

Item # 7 **ZONING CASE Z-2020-10700245 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 a Conditional Use for two (2) dwelling units on Lot 26 and the west 60.10 feet of Lot 25, Block 1, NCB 10733, located at 4427 North Hein Road. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services).

Staff stated 20 notices were mailed to property owners within 200 feet, 3 returned in favor and 0 returned in opposition and the Hein-Orchard Neighborhood Association is in favor. 1 notice in support and 14 notices in opposition were received outside the 200 feet radius.

John Hernden, applicant and owner of the property, stated the rezoning purpose is to bring the property into compliance.

Public Comment:

Angelica Cruz, 226 Orchard Rd, spoke in opposition.

Alice Flores, 242 Orchard Rd, spoke in opposition.

Emily Flores, 238 Orchard Rd, spoke in opposition.

Maria DeLaGarza, 4318 N. Hein Rd, petition of support.

Daniel Garcia, 322 Orchard Rd, sent a letter in opposition.

Javier Rivera, 423 Orchard, sent a letter in opposition.

John Fay, 422 Orchard Rd, returned zoning notice in opposition.

Linda Love, 411 Orchard Rd, returned zoning notice in opposition.

Mary Vance, 426 Orchard Rd, sent 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 Jones made a motion for Approval

Second: Commissioner Whyte

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

Opposed: None

Abstained: McDaniel

Motion Carried

Item #22

Consideration and Approval of the November 17, 2020 Meeting Minutes

Motion: Commissioner Whyte made a motion to approve the November 17, 2020 meeting minutes.

Second: Commissioner Sipes

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

Opposed: None

Motion Carried

Adjournment

There being no further business, the meeting was adjourned at 3:44 pm

APPROVED BY: _____ or _____

Joy McGhee, Chair

John M. Bustamante, VICE Chair

DATE: 2/8/21

ATTESTED BY: _____

Melissa Ramirez, Assistant Director

DATE: _____