

City of San Antonio



Zoning Commission Minutes
Development and Business
Services Center
1901 South Alamo

January 19, 2021

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
- SeaproTec 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:

#15 Z-2020-10700280 CD (Council District 10) -- Withdrawn

Item #1

Election of Zoning Commission Officers. Commissioner McDaniel entered the meeting at 1:18pm

Staff asked for nominations for Zoning Commission Chair:

**Commissioner McGhee nominated Commissioner Bustamante.
Commissioner Romero Seconded the Motion.**

After a voice vote, Commissioner Bustamante was elected Chair Unanimously.

Staff asked for nominations for Zoning Commission Vice-Chair:

**Commissioner Greathouse nominated Commissioner Sipes.
Commissioner Whyte Seconded the Motion.**

After a voice vote, Commissioner Sipes was elected Vice-Chair Unanimously.

Staff asked for nominations for Zoning Commission Pro-Tem: Gibbons.

**Commissioner Kamath nominated Commissioner Gibbons.
Commissioner Jones Seconded the Motion.**

**Ayes: Jones, Kamath, Gibbons, Whyte,
Nays: Hui, Romero, McDaniel, Sipes, McGhee, Bustamante
Abstained: Greathouse**

Staff asked for nominations for Zoning Commission Pro-Tem: Greathouse

**Commissioner Sipes nominated Commissioner Greathouse.
Commissioner Romero Seconded the Motion.**

**Ayes: Greathouse, Jones, Hui, Romero, Gibbons, Whyte, McDaniel, McGhee, Sipes,
Bustamante
Nays: Kamath**

After a roll call vote, Commissioner Greathouse was elected Zoning Commissioner Pro-Tem 10-1.

COMBINED CONSENT AGENDA #1:

- Item #5** **(Continued from 12/15/20) ZONING CASE Z-2020-10700270 (Council District 4):** A request for a change in zoning from "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "MF-33 MLOD-2 MLR-1 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 25.427 acres out of NCB 15133, generally located in the 3600 block of Crooked Trail. 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, 1 returned in favor and 0 returned in opposition and the Valley Hi Neighborhood Association is opposed.

Public Comment

Beck Benson, 745 E. Mulberry, in favor

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Kamath

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

Opposed: None

Motion Carried

Item #13 **ZONING CASE Z-2020-10700277 (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 to "IDZ-1 MLOD-3 MLR-2 AHOD" Limited Intensity Infill Development Zone Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for six (6) dwelling units on the south 53 feet of Lots 8-10 and the north 53 feet of Lots 8-10, NCB 1339, located at 815 Saint James Street and 819 Saint James Street. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

Staff stated 42 notices were mailed to property owners within 200 feet, 0 returned in favor and 0 returned in opposition and no response from the Dignowity Hill Neighborhood Association.

Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Kamath

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

Opposed: None

Motion Carried

Item # 16 **ZONING CASE Z-2020-10700281 (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 "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot P-73, NCB 15248, located at 8323 Southwest Loop 410. 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 the Carmona Hills Neighborhood Association.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Kamath

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

Opposed: None

Motion Carried

Item # 17 **ZONING CASE Z-2020-10700282 (Council District 1):** A request for a change in zoning from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District on 4.0145 acres out of NCB 13405, located at 8210 Pinebrook Drive. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department).

Staff stated 37 notices were mailed to property owners within 200 feet, 0 returned in favor and 2 returned in opposition and no registered Neighborhood Association.

Public Comment

Ishmael Garcia, 3318 Shady Springs, in opposition
Sandra Martin, 8011 Briaridge Dr. in opposition

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Kamath

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

Opposed: None

Motion Carried

Item # 19 **ZONING CASE Z-2020-10700284 (Council District 1):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lots 28-30, NCB 6685, located at 1515 North Zarzamora Street. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Staff stated 44 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.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Kamath

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

Opposed: None

Motion Carried

Item #20 **ZONING CASE Z-2020-10700285 (Council District 2):** A request for a change in zoning from "R-6 H MLOD-3 MLR-2 AHOD" Residential Single-Family Dignowity Hill Historic Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 H MLOD-3 MLR-2 AHOD" Residential Single-Family Dignowity Hill Historic Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 1, Block 1, NCB 1665, located at 731 North Palmetto Avenue. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Staff stated 30 notices were mailed to property owners within 200 feet, 0 returned in favor and 0 returned in opposition and Dignowity Hill Neighborhood Association is in support.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Kamath

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

Opposed: None

Motion Carried

Item # 23 **ZONING CASE Z-2020-10700288 (Council District 8):** A request for a change in zoning from "C-3 MLOD-1 MLR-1" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 District and "C-3 MLOD-1 MLR-2" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "MF-33 MLOD-1 MLR-1" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 District and "MF-33 MLOD-1 MLR-2" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District on 16.075 acres out of NCB 15825, generally located in the 14000 block of Vance Jackson Road. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department).

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.

Public Comment

Brown and Ortiz, 112 E. Pecan, in favor

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Kamath

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

Opposed: None

Motion Carried

Item # 24 **ZONING CASE Z-2020-10700289 (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 "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on the north 60 feet of Lot 19, Block 14, NCB 15505, located at 2812 Southwest Loop 410. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@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 registered neighborhood association.

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Kamath

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

Opposed: None

Motion Carried

Item # 25 **ZONING CASE Z-2020-10700290 CD (Council District 4):** A request for a change in zoning from "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Conditional Use for Wrecker Service Auto and Light Truck Repair to "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Conditional Use for Auto Paint and Body-Repair with Outside Storage of Vehicles and Parts Permitted but Totally Screened from View of Adjacent Property Owners and Public Roadways on Lot 2, NCB 15177, located at 3722 Southwest Loop 410. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, lorianne.thennes@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

No Public Comment

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Kamath

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

Opposed: None

Motion Carried

COMBINED CONSENT AGENDA #2:

Commissioner Greathouse recused herself at 1:35 and returned at 1:38pm from items #9, #11, #18

Item # 9 ZONING CASE Z-2020-10700272 (Council District 4): 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 and "R-5 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 14.42 acres out of CB 4300, generally located in the 13000 block of Somerset Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA2020-11600075) (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Staff stated 22 notices were mailed to property owners within 200 feet, 2 returned in favor and 0 returned in opposition and no registered neighborhood association.

Public Comment

Charles A. Timms, 13000 Somerset Road, in favor

Kevin De Anda, 112 E. Pecan, in favor

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Kamath

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

Opposed: None

Recused: Greathouse

Motion Carried

- Item # 11** **ZONING CASE Z-2020-10700275S (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 S MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for a Manufactured Home on the east 32 feet of Lot 3, Block 4, NCB 2866, located at 206 East Lubbock Street. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Staff stated 38 notices were mailed to property owners within 200 feet, 0 returned in favor and 0 returned in opposition and no response from the Lone Star Neighborhood Association.

No Public Comment:

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Kamath

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

Opposed: None

Recused: Greathouse

Motion Carried

Item # 18 **ZONING CASE Z-2020-10700283 (Council District 3):** A request for a change in zoning from "MR AHOD" Military Reservation Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MXD AHOD" Mixed Use Airport Hazard Overlay District on 66.436 acres out of NCB 10879, generally located in the 3100 block of Southeast Military Drive. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment, PA-2020-11600077) (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department).

Staff stated 14 notices were mailed to property owners within 200 feet, 1 returned in favor and 0 returned in opposition and no response from the Highland Hill Neighborhood Association.

Public Comment

Brown & Ortiz, 112 E. Pecan, in favor

Motion: Commissioner Sipes made a motion for Approval.

Second: Commissioner Kamath

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

Opposed: None

Recused: Greathouse

Motion Carried

Item # 4 **(Continued from 12/15/20) ZONING CASE Z-2020-10700266 (Council District 1):** A request for a change in zoning from "C-3 NCD-1 AHOD" General Commercial South Presa Street and South St. Mary's Street Neighborhood Conservation Airport Hazard Overlay District to "IDZ-2 NCD-1 AHOD" Medium Intensity Development Zone South Presa Street and South St. Mary's Street Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and for ten (10) dwelling units on Lots 1 through 6, NCB 6857, located at 114 West Carolina Street. 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. The Lavaca Neighborhood Association and the San Antonio Conservation Society are in opposition.

No Public Comment

Motion: Commissioner Sipes made a motion for a continuance to February 2, 2021.

Second: Commissioner McDaniel

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

Opposed: None

Motion Carried for Continuance to February 2, 2021.

Item # 7 **ZONING CASE Z-2020-10700144 (Council District 5):** A request for a change in zoning from "R-5 MLOD-2 MLR-2 AHOD" Residential Single-Family 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 for twenty (20) units on Lots 1 through 8, Block 10, NCB 6253, located at 611 Oriental Avenue. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Staff stated 42 notice was mailed to property owners within 200 feet, 0 returned in favor and 2 returned in opposition and the Collins Gardens Neighborhood Association had no response and the San Antonio Conservation Society is opposed.

Public Comment

Robert Mauricio, 509 Oriental, opposed

Beatriz Mauricio, 509 Oriental, opposed

Motion: Commissioner Sipes made a motion for a continuance to February 2, 2021.

Second: Commissioner McDaniel

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

Opposed: None

Motion Carried for Continuance to February 2, 2021.

Item # 14 **ZONING CASE Z-2020-10700278 (Council District 10):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District, "C-3 AHOD" General Commercial Airport Hazard Overlay District, and "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 112.35 acres out of NCB 16588 and "C-1 AHOD" Light Commercial Airport Hazard Overlay District on 13.379 acres out of NCB 16588, generally located in the 16900 block of Nacogdoches Road. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

Staff stated 114 notices were mailed to property owners within 200 feet, 0 returned in favor and 1 returned in opposition and no response from the Rolling Meadows Neighborhood association.

Public Comment

Catherine Longwell, 7319 Tranquilo Way, 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 Sipes made a motion for a continuance to February 2, 2021.

Second: Commissioner McDaniel

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

Opposed: None

Motion Carried for Continuance to February 2, 2021.

Item # 22 **ZONING CASE Z-2020-10700287 (Council District 7):** A request for a change in zoning from "R-4" Residential Single-Family District to "MF-18" Limited Density Multi-Family District on 7.385 acres out of NCB 34479, generally located in the 11000 block of Braun Road. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

Staff stated 50 notices were mailed to property owners within 200 feet, 0 returned in favor and 5 returned in opposition and no registered neighborhood association.

Voicemail Public Comment

Deron Means, 10850 Marot Field, opposed
William and Mary Noel, 10846 Marot Field, opposed
Brannon and Lauren Orozco, Marot Field, opposed
Kelly and Josh Johannessen, 10838 Marot Fields, opposed
James Wendel, 10819 Marot Field, 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 Sipes made a motion for a continuance to February 2, 2021.

Second: Commissioner McDaniel

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

Opposed: None

Motion Carried for Continuance to February 2, 2021.

Individual Items for Consideration:

Item # 2 **(Continued from 12/01/2020) 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, 1 returned in favor and 6 returned in opposition and no registered neighborhood association. 10 were received in opposition outside the 200' radius.

M. Monroe, 100 Grobe Rd, Applicant, clarified and amended his request to C2-CD

Written Comment in support

Yolanda Neiro, 172 Grobe Rd, support

Written Comment Opposed inside 200' radius

Richard Vargas, 166 Grobe Road, opposed
Ramon Longoria, 150 Grobe Road, opposed
Brenda Rivas, 190 Grobe Road, opposed
Susan Maddocks, 194 Grobe Road, opposed
Anastacia Gonzales, 170 Grobe Road, opposed
D. Torres, 171 Grobe Road, opposed

Written Comment Opposed outside 200' radius

Diana Martinez, 271 Grobe Road, opposed
Andrew Salazar, 219 Grobe, opposed
Aldo Hernandez, 240 Grobe Road, opposed
Crystal DeHoven, 338 Grobe Road, opposed

Voicemail

Letty Gonzalez, 170 Grobe Road, is opposed
Elva Sanchez, 243 Grobe Road, is opposed
Susan Maddocks, 220 Grobe Rd, is opposed

Live Public Comment

Ramon Longoria, 138 Grobe Rd, is opposed
Juan Martinez, 271 Grobe Road, opposed
Richard Dehoven, 338 Grobe Road, opposed

Gilbert Flores, 247 Grobe Road, opposed
Lidia Martinez, 514 Grobe Road, opposed
Anonymous, w/o Address, opposed
D. Torres, 171 Grobe Road, 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 Jones made a motion to approve as amended to C2-CD

Second: Commissioner Gibbons

In Favor: Jones, Gibbons, Whyte, Kamath,

Opposed: Sipes, Greathouse, Hui, Romero, McDaniel, Bustamante, McGhee

Motion Failed

The Zoning Commission recessed at 2:35pm and returned at 2:41pm

Item # 8 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 1 returned in opposition and no response from the Alamodome Gardens Neighborhood Association and the Conservation Society of San Antonio is in support.

Dr. Jenny Haye, Office of Historic Preservation, gave a brief presentation and history regarding the property. The property owners declined to attend the meeting.

Jagath Santha, 403 Montana Street, opposed

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: Greathouse made a motion for approval

Second: Commissioner McDaniel

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

Opposed: Hui, Gibbons, Whyte

Motion Carried

Item # 3 **(Continued from 12/15/2020) 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 11 notices were mailed to property owners within 200 feet, 0 returned in favor and 1 returned in opposition and no registered neighborhood association. 3 were received in opposition outside the 200' radius. The Southton Community Association is opposed.

James McKnight, 112 E. Pecan, gave a detailed presentation regarding 4345 Mickey Rd. and asked for approval.

Written Public Comment

Thora Jendzrey, 4569 Mickey Road, opposed
Tracy Aguilar, 4569 Mickey Road, opposed
R. Aguilar, 4539 Mickey Road, opposed

Voicemail Public Comment

Grace Alvarado, 11214 Bluewing Road, opposed
Jesse Garza, 3926 Mickey Road, opposed
Lois Garza, 3926 Mickey Road, opposed
Marsha Fitzsimmons, 4450 Mickey Road, opposed
Romell Henze, 4389 Mickey Road, 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 McGhee made a motion for Approval

Second: Commissioner Hui

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

Opposed: Romero, Gibbons, McDaniel

Motion Carried

Commissioner Bustamante stepped away from the meeting at 3:43pm and returned at 4:00pm

Item # 6 **ZONING CASE Z-2020-10700132 (Council District 4):** A request for a change in zoning from "FR" Farm and Ranch District to "I-2 S" Heavy Industrial District with a Specific Use Authorization for a Metal Recycling Entity with Outside Storage on 0.8920 acres out of CB 4187, located at 19425 Applewhite Road. Staff recommends Denial. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Staff stated 7 notices were mailed to property owners within 200 feet, 0 returned in favor and 4 returned in opposition and no registered neighborhood association. 1 was received opposed outside the 200' radius.

Maria Perez, 19425 Applewhite Road, clarified details of the property and asked the Commission for approval.

Written Public Comment

Richard and Monica Rodriguez, no address, opposed, outside 200' foot radius

Written Public Comment inside 200' radius

Norman Roof, 19485 Applewood Rd, opposed

Lauri Chidgey, 19480 Applewhite Rd, opposed

Roger Lugo at 19155 Applewhite, opposed

Albert Escobedo, 19409 Applewhite Road, opposed

Live Public Comment

Norman Roof, 19485 Applewood Rd, opposed

Lauri Chidgey, 19480 Applewhite Rd, opposed

Roger Lugo at 19155 Applewhite, opposed

Voicemail

Albert Escobedo, 19409 Applewhite Road, 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 Kamath made a motion for Denial

Second: Commissioner Romero

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

Opposed: None

Motion Carried for Denial

Item # 10 **ZONING CASE Z-2020-10700274 CD (Council District 5):** 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 Motor Vehicle Sales (Full Service) on Lot 11 and Lot 12, Block 31, NCB 8654, located at 420 South San Augustine Avenue. Staff recommends Denial. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Staff stated 33 notices were mailed to property owners within 200 feet, 15 returned in favor and 0 returned in opposition and no response from the Las Palmas Neighborhood Association.

Fernando De Leon, 420 S. San Augustine Ave, gave a detailed presentation and spoke of his work with the community and amended his request to C-1 with all conditions.

Voicemail

Gloria Hernandez, 3723 El Paso St, opposed

Written Public Comment in favor

Rose Castillo, 422 S. San Augustine, in favor
Felipe Ruiz, 414 and 426, 4305 S. General McMullen, in favor
Dora Garza, 409 S. San Augustine, in favor
Javier Ruiz, 410 S. San Augustine, in favor
Tony Martinez, 427 S. San Augustine, in favor
Bertha Vera, 435, 439, S. San Augustine, in favor
Hernan Salinas, 425 S. General McMullen, in favor
Jesus Torres, 406 S. San Augustine, in favor
Hortencia Valadez, 403 S. San Augustine, in favor
Marcela Hernandez, 419 S. San Augustine, in favor
Allen Ramirez, 414 S. San Augustine, in favor
Soria B. Lorena, 418 S. San Augustine, in favor
M. Cerillo, 424, 426, 428, 430, 439 S. San Augustine, 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 Bustamante made a motion for Approval as amended to C-1 with the following conditions:

1. Hours of Operation M-Sat 10am -7pm
2. All lighting must be pointed downward
3. A fence must be built and kept on the San Augustine side
4. Access from the San Augustine side must be for emergency use only
5. Any parking must have asphalt new or existing

Second: Commissioner Whyte

In Favor: Bustamante, Whyte, Jones, Kamath, Hui

Opposed: Greathouse, Romero, Gibbons, McDaniel, Sipes, McGhee

Motion Failed

Item # 12 **ZONING CASE Z-2020-10700276 (Council District 5):** 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 30-33, Block 13, NCB 8252, located at 4615 West Commerce Street. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

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

Carlos Mata, 4615 W. Commerce, amended his request TO C2-NA

Voicemail Public Comment

Gloria Hernandez, 3723 El Paso St., opposed

Live Comment

Las Palmas Neighborhood Association requested more time to speak to the applicant

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 as amended to C2-NA

Second: Commissioner McDaniel

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

Opposed: None

Motion Carried

Item # 21 **ZONING CASE Z-2020-10700286 CD (Council District 3):** A request for a change in zoning from "RD" Rural Development District to "C-2 CD" Commercial District with a Conditional Use for Manufactured Home Sales and Storage on Lot P-297, NCB 16626, generally located in the 14000 block of South Interstate Highway 37. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@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.

Ralph Bradford, 14000 S. IH 37, gave a brief presentation 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 made a motion for Approval

Second: Commissioner Kamath

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

Opposed: None

Motion Carried

Item # 26

Consideration and Approval for the January 19, 2021 Zoning Commission minutes.

Motion: Commissioner Sipes made a motion to approve the January 19, 2021 minutes.

Second: Commissioner Whyte

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

Opposed: None

Motion Carried

Adjournment

There being no further business, the meeting was adjourned at 5:07 pm

APPROVED BY: _____ or _____
Joy McGhee, Chair

John M. Bowman
John M. Bowman, Vice Chair

DATE: 2/8/21

ATTESTED BY: *Melissa Ramirez*
Melissa Ramirez, Assistant Director

DATE: _____