

City of San Antonio



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

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**February 2, 2021**

**1:00PM**

**Videoconference**

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**Zoning Commission Members**

**A majority of appointive Members shall constitute a quorum.**

John Bustamante, Chair, District 5  
Robert Sipes, Vice-Chair, District 7  
Summer Greathouse, Pro-Tem, District 1

Dr. Lillian Jones, District 2	Joy McGhee- District 3	Suren Kamath, District 4
Kin Hui - District 6	Dr. Francine Romero, District 8	Patricia Gibbons, District 9
Marc Whyte, District 10	Gayle McDaniel, Mayor	

**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:*

**Item #1, Z-2020-10700298 CD – Has been postponed**

**Item #17, Z-2020-10700229 S – Has been withdrawn**

**COMBINED CONSENT AGENDA #1:**

**Item # 5**     **(Continued from 01/19/21) 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](mailto: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 Rolling Ridge Neighborhood Association is now in support.

**Public Comment**

**Written Comment in opposition**

Catherine Longwell, 7319 Tranquilo Way, opposed

**Motion:** Commissioner Sipes made a motion for Approval.

**Second:** Commissioner McDaniel

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

**Opposed:** None

**Motion Carried**

- Item # 11** **ZONING CASE Z-2020-10700238 (Council District 5):** A request for a change of 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 "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 four (4) residential units on 0.271 acres out of NCB 3873, located at 119 Pruitt Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment, PA-2020-11600068) (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)

Staff stated 21 notices were mailed to property owners within 200 feet, 1 returned in favor and 0 returned in opposition and Collins Gardens Neighborhood Association is opposed.

**Public Comment**

Patricia Rodriguez 119 Pruitt, in favor

**Motion:** Commissioner Sipes made a motion for Approval.

**Second:** Commissioner McDaniel

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

**Opposed:** None

**Motion Carried**

**Item # 13** **ZONING CASE Z-2020-10700292 (Council District 6):** A request for a change in zoning from "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-25 MLOD-2 MLR-2 AHOD" Low Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 4.772 acres out of NCB 16931, generally located in the 3400 Block of Northwestern Drive. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@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 Sipes made a motion for Approval.

**Second:** Commissioner McDaniel

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

**Opposed:** None

**Motion Carried**

**Item # 16** **ZONING CASE Z-2020-10700297 (Council District 2):** A request for a change in zoning from "C-3NA MLOD-3 MLR-2 AHOD" General Commercial Nonalcoholic Sales 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 1.077 acres out of NCB 15828, located at 5531 Rittiman Road. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, [lorianne.thennes@sanantonio.gov](mailto:lorianne.thennes@sanantonio.gov), Development Services Department)

Staff stated 8 notices were mailed to property owners within 200 feet, 2 returned in favor and 0 returned in opposition and no response from the East Village Neighborhood Association.

**Public Comment**

**Written Comments in Favor**

Leo F. Peron, 3707 N. St. Mary's #201, in favor

Marc Ross, 5531 Rittiman, in favor

**Motion:** Commissioner Sipes made a motion for Approval.

**Second:** Commissioner McDaniel

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

**Opposed:** None

**Motion Carried**

- Item # 19** **ZONING CASE Z-2020-10700301 (Council District 1):** A request for a change in zoning from "T-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 "O-1.5" Mid-Rise Office District, "C-1" Light Commercial District, Dry Cleaning, Charitable - Food and/or Clothing, Montessori School, Tamale Preparation, Entertainment Venue, Alcohol Beverage Retail Sales, Wine Boutique, Sign Shop, Mobile Food Court, Rental- Event Specialist, Reducing Salon, Janitorial/Cleaning service, and "MF-50" Multi-Family District on Lot 7, Lot 8 and Lot 9, Block 5, NCB 2297, located at 2023 and 2015 West Commerce Street. Staff recommends Approval. (Justin Malone, Planner (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)

Staff stated 17 notices were mailed to property owners within 200 feet, 11 returned in favor and 0 returned in opposition and Historic Westside Neighborhood Association s in support.

**Written Public Comment**

Henry and Mary Alice Cisneros, 2002 W. Houston, favor  
Henry and Mary Alice Cisneros, 2003 W. Houston, favor  
Henry and Mary Alice Cisneros, 2005 W. Houston, favor  
Henry and Mary Alice Cisneros, American Sunrise, 2006, W. Houston, favor  
Henry and Mary Alice Cisneros Trust, 2006 W. Houston, favor  
Henry and Mary Alice Cisneros, 2007 W. Houston, favor  
Henry and Mary Alice Cisneros, 2010 W. Houston, favor  
Henry and Mary Alice Cisneros, 2014 W. Houston, favor  
Henry and Mary Alice Cisneros, 2015 W. Houston, favor  
Henry and Mary Alice Cisneros, 2023 W. Houston, favor  
Historic Westside Neighborhood Association, favor

**Motion:** Commissioner Sipes made a motion for Approval.

**Second:** Commissioner McDaniel

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

**Opposed:** None

**Motion Carried**

**COMBINED CONSENT AGENDA #2:**

**Commissioner Greathouse recused herself from item # 20, Z-2020-10700302  
At 1:10pm and return after the vote at 1:13pm.**

**Item # 20    ZONING CASE Z-2020-10700302 (Council District 3):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on Lot 46, NCB 10934, located at 7436 South New Braunfels Avenue. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Staff stated 11 notices were mailed to property owners within 200 feet, 0 returned in favor and 0 returned in opposition and no response from the Highland Hills and Hot Wells Mission Reach Neighborhood Association.

**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 Continuance for 2 weeks

**Second:** None - Motions dies for lack of a second

**Motion:** Commissioner McGhee made a motion for Approval

**Second:** McDaniel

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

**Opposed:** None

**Recused:** Greathouse

**Motion Carried**

**Item #3**     **(Continued from 01/19/21) 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 and the Lavaca Neighborhood Association and the Conservation Society of San Antonio are 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:** Commissioner Sipes made a motion for continuance to March 2, 2021.

**Second:** Commissioner Greathouse

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

**Motion Carried for Continuance to March 2, 2021.**



**Item # 6**    **(Continued from 01/19/21) 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](mailto:lorianne.thennes@sanantonio.gov), Development Services Department)

**No Public Comment**

**Motion:** Commissioner Sipes made a motion for Continuance to February 16, 2021.

**Second:** Commissioner Greathouse

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

**Opposed:** None

**Motion Carried for Continuance to February 16, 2021.**

**Item # 12** **ZONING CASE Z-2020-10700291 (Council District 3):** A request for a change in zoning from "R-5 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "R-4 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on 89.251 acres out of NCB 10780, located at 2714 South WW White Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2020-11600082) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Staff stated 70 notices were mailed to property owners within 200 feet, 0 returned in favor and 0 returned in opposition and no response from the Lower Southeast Side Neighborhood Association.

**No Public Comment:**

**Motion:** Commissioner Sipes made a motion for Continuance to February 16, 2021.

**Second:** Commissioner Greathouse

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

**Opposed:** None

**Motion Carried for Continuance to February 16, 2021.**

**Item # 15**     **ZONING CASE Z-2020-10700296 (Council District 1 and 5):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for six (6) dwelling units on Lots 11-13, Block 5, NCB 2263, located at 1611 West Travis Street, 1615 West Travis Street and 1617 West Travis Street. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, [lorianne.thennes@sanantonio.gov](mailto:lorianne.thennes@sanantonio.gov), Development Services Department)

Staff stated 31 notice was mailed to property owners within 200 feet, 0 returned in favor and 0 returned in opposition and the Prospect Hill Neighborhood Association had no response and the San Antonio Conservation Society is opposed.

**No Public Comment**

**Motion:** Commissioner Sipes made a motion for a continuance to February 16, 2021.

**Second:** Commissioner Greathouse

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

**Opposed:** None

**Motion Carried for Continuance to February 16, 2021.**

**Individual Items for Consideration:**

**Item #2** **(Continued from 01/19/21) 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 notices were mailed to property owners within 200 feet, 0 returned in favor and 2 returned in opposition and the Collins Gardens Neighborhood Association and the Conservation Society of San Antonio are opposed. A petition was submitted with 24 signatures opposed.

Patrick Christensen, 310 S. St. Mary's, gave a presentation on the property and accepted a continuance to February 16, 2021.

**Written Public Comment**

Robert and Beatriz Mauricio, 509 Oriental, opposed

Rebecca L. Valadez, 527 Cumberland, opposed

**Petition Submitted Opposed**

Tiffany Gaston, 133 Oriental Ave, opposed

Benito Valdez, 133 Oriental Ave, opposed

Efrain Lopez, 139 Oriental Ave, opposed

Randy Lopez, 139 Oriental Ave, opposed

Gabriel and Aurora Rodriguez, 407 Oriental Ave, opposed

Jose Garcia, 218 Wingate Ave, opposed

Maria Garcia, 218 Wingate Ave, opposed

Josie Delgado, 130 Goodwin, opposed

Guillermo Ramirez, 130 Goodwin, opposed

Jennifer Rios, 130 Goodwin, opposed

Sebastian Fariela, 130 Goodwin Ave, opposed

Jorge Canales, 127 Goodwin Ave, opposed

Janie, A. Garcia, 256 Oriental, opposed

Andrea Garcia, 133 Oriental Ave, opposed

Eugene Ramos, 130 Cumberland, opposed

Irene Garcia, 137 Cumberland, opposed

Virginia Lopez, 427 Oriental Ave, opposed  
Joe M. Hernandez, 238 Cumberland, opposed  
Linda Hernandez, 238 Cumberland, opposed  
Cindy Ramos, 130 Cumberland, opposed  
Catherine Ramos, 130 Cumberland, opposed  
Nicole Rodriguez, 130 Cumberland, opposed  
Robert Christ, 134 Cumberland, opposed  
Angela Saenz, 139 Oriental Ave, 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 Bustamante made a motion for a continuance to February 16, 2021.

**Second:** Commissioner McDaniel

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

**Opposed:** None

**Motion Carried for a continuance to February 16, 2021.**

**Item # 4**     **(Continued from 01/19/21)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, 1650 W. Huisache, gave a detailed presentation and spoke of all the work with the community and agreed to amend to C1-CD with the following Conditions:

1. Hours of operation Monday through Saturday 10am -7pm
2. All lighting pointed downward
3. A privacy fence must be kept and maintained along residential side
4. Emergency access only to be kept for San Augustine Street
5. No display of vehicles for sale on the property
6. No sign or pennants on property
7. will maintain a 20ft setback on the San Augustine side

**Written Comment in favor**

Rose Castillo, 422 S San Augustine  
Felipe Ruiz, 414 S General McMullen  
Felipe Ruiz, 430 S General McMullen  
Dora Garza 409 S San Augustine  
Laura Ruiz, 410 S San Augustine  
Antonio Metz, 427 S San Augustine  
Bertha Vera, 439 S San Augustine  
Bertha Vera, 435 S San Augustine  
Hernan Salinas, 425 S General Mc Mullen  
Jesus Torres, 402 S San Augustine  
Hortencia Valadez, 403 S San Augustine  
Maricela Hernandez, 419 S San Augustine  
Allen Ramirez, 414 S San Augustine  
Soria Lorena, 418 S San Augustine  
Manuel Cerrillo, 424 S San Augustine

**Voicemail Public Comment**

Felipe and Guadalupe Ruiz, 414 S. General McMullen, 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 C1-CD with stated conditions.

**Second:** Commissioner Jones

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

**Opposed:** Hui, Romero, Gibbons, McDaniel

**Motion Carried**

**The Zoning Commission recessed at 2:26pm and returned at 2:36pm**

**Item #7**     **ZONING CASE Z-2019-10700295-A (Council District 1):** A request for a change in zoning from "MF-33 H AHOD" Multi-Family Monte Vista Historic Airport Hazard Overlay District to "MF-18 H AHOD" Limited Density Multi-Family Monte Vista Historic Airport Hazard Overlay District on Lot 4 and Lot 5, and the west 25-feet of Lot 6, Block 9, NCB 1834, located at 324 West Magnolia. Staff recommends Approval. (Juanita Romero, Senior Planner, (210) 207-7232, [Juanita.Romero@sanantonio.gov](mailto:Juanita.Romero@sanantonio.gov), Development Services Department)

Staff stated 20 notices were mailed to property owners within 200 feet, 0 returned in favor and 1 returned in opposition and the Monte Vista Historic Neighborhood Association and Alta Vista Neighborhood Association are in support.

**Written Public Comment**

Ronald Rips, 324 W. Magnolia, opposed

**Voicemail Comment in favor Z-2019-10700295-A-D**

Lauren C. Powell, 116 W. Magnolia, favor

Jacob Favor, 119 E. Rosewood

Clay Hagendorf, 128 W. French Place, favor

Judith Warren, 218 W. Lullwood, favor

Tony Garcia, 243 E. Huisache, favor

Tursha Emmerson, 415 E. Huisache, favor

Kathy Kennedy, 132 W. Mulberry, favor

Melody Hall, 324 W. Rosewood, favor

Chris Berry, Monte Visa Historical Association, favor

Regson, B., 110 W. Elsmere Place, favor

**Voicemail Comment for Z-2019-10700295-A in favor**

Kristen Kellum, 116 W. Woodlawn, favor

**Live Comment for Z-2019-10700295-A opposed.**

Ronald Rips, 324 W. Magnolia, 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 McGhee

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

**Opposed:** None

**Motion Carried**



**Item # 8**     **ZONING CASE Z-2019-10700295-B (Council District 1):** A request for a change in zoning from "RM-4 S AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Specific Use Authorization for a Bed and Breakfast to "R-4 CD H AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for Two (2) Dwelling Units on the east 35.62 feet of Lot 2 and west 31.05 feet of Lot 3, Block 15, NCB 1837, located at 128 West Mistletoe Avenue. Staff recommends Approval. (Juanita Romero, Senior Planner, (210) 207-7232, Juanita.Romero@sanantonio.gov, Development Services Department)

Staff stated 27 notices were mailed to property owners within 200 feet, 1 returned in favor and 1 returned in opposition and the Monte Vista Historic Neighborhood Association and Alta Vista Neighborhood Association are in support.

**Written comment in favor**

Kate Solesby, 125 W. Mistletoe, in favor

**Written comment in opposed**

Ronald Rips, 324 W. Magnolia, opposed

**Voicemail**

Paul Kinnison, 418 W. French Place, 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 Greathouse made a motion to remove S designation and retain RM-4.

**Second:** Commissioner McGhee

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

**Opposed:** None

**Motion Carried**

**Item # 9**     **ZONING CASE Z-2019-10700295-C (Council District 1):** A request for a change in zoning from "O-2 H AHOD" High-Rise Office Monte Vista Historic Airport Hazard Overlay District and "R-4 H AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District to "RM-6 CD H AHOD" Residential Mixed Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for a Professional Office of Lot 2 and the south 10-feet of Lot 6, Block 4, NCB 1880 and "R-4 H AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District on Lot 5, Block 4, NCB 1880, located at 509 West French Place. Staff recommends Approval. (Juanita Romero, Senior Planner, (210) 207-7232, Juanita.Romero@sanantonio.gov, Development Services Department)

Staff stated 32 notices were mailed to property owners within 200 feet, 1 returned in favor and 2 returned in opposition and the Monte Vista Historic Neighborhood Association and Alta Vista Neighborhood Association are in support.

**Written Public Comment**

Ann Van Pelt, 119 W. Huisache, in favor

**Written Public Comment opposed**

David Daniels, 509 W. French Place, opposed

Paulette Daniels, 509 W. French Place, opposed

**Voicemails**

Ann Van Pelt, 119 W. Huisache, favor

John McKusker, 119 Huisache, favor

John Tanner, 210 W. Hollywood, favor

Ruth Agather, 300 W. French Place, favor

Paul Kinnison, 418 W. French Place, favor

Cline Lawson, 505 Belnap Place, 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 Greathouse made a motion for Approval.

**Second:** Commissioner McDaniel

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

**Opposed:** None

**Motion Carried**

- Item # 10** **ZONING CASE Z-2019-10700295-D (Council District 1):** A request for a change in zoning from "MF-33 H AHOD" Multi-Family Monte Vista Historic Airport Hazard Overlay District to "R-4 CD H AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for Four (4) Units on the west 70-feet of Lot 20, the northwest triangular 124-feet of Lot 21, and the west triangular 54-feet of Lot 22, Block 1, NCB 3085, located at 235 East Huisache. Staff recommends Approval. (Juanita Romero, Senior Planner, (210) 207-7232, [Juanita.Romero@sanantonio.gov](mailto:Juanita.Romero@sanantonio.gov), Development Services Department)

Staff stated 24 notices were mailed to property owners within 200 feet, 0 returned in favor and 1 returned in opposition and the Monte Vista Historic Neighborhood Association and Alta Vista Neighborhood Association are in support.

**Written Comment**

Victoria Shum Bush, 235 E. Huisache, opposed

**Voicemails**

Ann Van Pelt, 119 W. Huisache, favor  
John McKusker, 119 Huisache, favor  
Gary Grieco, 205-209 E. Courtland, favor  
John Tanner, 210 W. Hollywood, favor  
Rose Marie Korshain, 235 E. Huisache, favor  
Marilyn Johnson, 315 W. Huisache, favor  
John Bellet, 319 E. Huisache, favor  
Haywood Sanders, 324 E. Huisache, favor  
David Leal, 330 E. Huisache, favor  
Floyd Dagle, 414 Kings Court, favor  
Rosa Tina, 451 Magnolia, favor  
James Thurwalker, 507 E. Huisache, favor  
Felipe Sandoval, 510 E. Mulberry, favor  
Josephine De Leon, 519 E. Huisache, favor  
C. Winkler, 535 E. Huisache, favor  
Esther Contreras, 551 E. Huisache, favor  
Lydia Alegria, 226 E. Huisache, 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 Greathouse made a motion for Approval.

**Second:** Commissioner Sipes

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

**Opposed:** Gibbons

**Motion Carried**

**Item # 18** **ZONING CASE Z-2020-10700299 (Council District 2):** A request for a change in zoning from "NP-10 MLOD-3 MLR-1" Neighborhood Preservation Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District and "NP-10 MLOD-3 MLR-1 AHOD" Neighborhood Preservation Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-3NA MLOD-3 MLR-2" General Commercial Nonalcoholic Sales Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 to "I-1 MLOD-3 MLR-1" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District and "I-1 MLOD-3 MLR-1 AHOD" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District (All Overlays Remain the Same) on 12.036 acres out of NCB 10615, located at 418 Southeast Loop 410. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment PA2020-11600079) (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, 1 returned in favor and 0 returned in opposition and the Eastern Triangle Neighborhood Association is in support.

Carolyn Brown, 112 E. Pecan, amended her request to Light Industrial Zoning

**Written Comment in support**

Frost Bank Trustee, no address, 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 Jones made a motion to approve accepted alternate motion to Light Industrial Zoning

**Second:** Commissioner McGhee

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

**Opposed:** None

**Motion Granted**

**Item # 14** **ZONING CASE Z-2020-10700295 (Council District 1):** A request for a change in zoning from "C-2 UC-5 AHOD" Commercial McCullough Avenue Corridor Airport Hazard Overlay District to "IDZ-2 UC-5 AHOD" Medium Intensity Infill Development Zone McCullough Avenue Corridor Airport Hazard Overlay District with uses permitted for nine (9) dwelling units on Lot 11 and Lot 12, Block 6, NCB 1726, located at 220 and 224 East Courtland Place. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment PA-2020-11600078) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Staff stated 46 notices were mailed to property owners within 200 feet, 1 returned in favor and 0 returned in opposition. The Tobin Hill Community Association is opposed. 1 was received in opposition outside the 200' radius.

**Written Public Comment**

Jay Lowder, 316 E. Locust, favor

**Written Public Comment**

Tobin Hill Community Association, outside the 200' radius, opposed

**Voicemail Public Comment**

Gary Grieco, 205-209 E. Courtland, 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 a continuance to March 2, 2021.

**Second:** Commissioner McDaniel

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

**Opposed:**

**Motion Carried for Continuance to March 2, 2021.**

**Item # 21**

Consideration and Approval for the February 2, 2021 Zoning Commission minutes.

**Motion:** Commissioner Sipes made a motion to approve the February 2, 2021 minutes.

**Second:** Commissioner Jones

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

**Opposed:** None

**Motion Carried**

**Adjournment**

There being no further business, the meeting was adjourned at 4:06 pm

APPROVED BY: \_\_\_\_\_

  
John Bustamante, Chair

or \_\_\_\_\_

DATE: \_\_\_\_\_



ATTESTED BY: \_\_\_\_\_

  
Melissa Ramirez, Assistant Director

DATE: \_\_\_\_\_