

**City of San Antonio**



**Zoning Commission Minutes**

Development and Business  
Services Center  
1901 South Alamo

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**April 6, 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, Gibbons, Whyte, McDaniel, Bustamante, McGhee, Romero
- Absent: Sipes
- 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**Item #1 has been withdrawn**

**Item #2 has been postponed**

**Item #3 has been postponed**

**COMBINED CONSENT AGENDA #1:**

**Item # 4** **(Continued from 03/16/21) ZONING CASE Z-2021-10700002 (Council District 5):** A request for a change in zoning from "IDZ MLOD-2 MLR-2 AHOD" Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial 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 a Tattoo Parlor/Studio on Lot A2, NCB 2828, located at 1913 South Flores Street. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, [lorianne.thennes@sanantonio.gov](mailto:lorianne.thennes@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 Collin Gardens Neighborhood Association is in non-opposition

**No Public Comment**

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

**Second:** Commissioner Jones

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

**Opposed:** None

**Motion Carried**

**Item #5**     **(Continued from 03/16/21) ZONING CASE Z-2021-10700003 (Council District 4):** A request for a change in zoning from "NP-15 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "MXD AHOD" Mixed Use Airport Hazard Overlay District on 123.9 acres out of CB 4296 and CB 4298, generally located at 14850 Watson Road and 14970 Watson Road. Staff recommendation Pending. (Justin Malone, Planner, (210) 207-0157, justin.malone@sanantonio.gov, Development Services Department)

Staff stated 19 notices were mailed to property owners within 200 feet, 1 returned in favor and 0 returned in opposition and no registered Neighborhood Association. 1 notice was received in support outside the 200' radius.

Staff noted that the amended staff report was submitted and staff recommends Approval.

**Public Comment**

Brown & Ortiz, 112 E. Pecan, in favor

**Public Comment in favor outside 200' radius**

Fermin Rajunov, 15895 S. HWY 16, in favor

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

**Second:** Commissioner Jones

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

**Opposed:** None

**Motion Carried**

**Item # 10**    **ZONING CASE Z-2021-10700019 (Council District 3):** A request for a change in zoning from “DR” Development Reserve District and "DR AHOD" Development Reserve Airport Hazard Overlay District to “R-4” Residential Single-Family District and "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 31.1280 acres out of CB 5161, located at 10891 Southton Road. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)

Staff stated 32 notices were mailed to property owners within 200 feet, 1 returned in favor and 1 returned in opposition and no registered Neighborhood Association

**Public Comment in favor**

Killen Griffen & Farrimond, 100 NE Loop 410, in favor

**Public Comment opposed**

Roland and Betty Lou Vasquez, 3310 Marney Oak, opposed

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

**Second:** Commissioner Jones

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

**Opposed:** None

**Motion Carried**

**Item # 11**     **ZONING CASE Z-2021-10700021 (Council District 2):** A request for a change in zoning from "R-5 EP-1 MLOD-3 MLR-1" Residential Single-Family Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District and "C-2 EP-1 MLOD-3 MLR-1" Commercial Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "IDZ-2 EP-1 MLOD-3 MLR-1" Medium Intensity Infill Development Zone Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District with uses permitted in "MF-50" Multi-Family District on 12.088 acres out of NCB 10578, located at 3623 East Commerce Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA 2021-11600004) (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 0 returned in opposition and the Jefferson Neighborhood Association did not respond.

**No Public Comment**

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

**Second:** Commissioner Jones

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

**Opposed:** None

**Motion Carried**

**Item #16**    **ZONING CASE Z-2021-10700027 (Council District 8):** A request for a change in zoning from "C-3 MLOD-1 MLR-1" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 District and "C-3 MLOD-1 MLR-1 AHOD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay 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-1 AHOD" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 1.093 acres out of NCB 15825, generally located in the 14000 Block of Vance Jackson Road. 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.

**Public Comment**

Brown and Ortiz, 112 E. Pecan St. Ste. 1360, in favor

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

**Second:** Commissioner Jones

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

**Opposed:** None

**Motion Carried**

**Item # 17** **ZONING CASE Z-2021-10700028 CD (Council District 3):** A request for a change in zoning from "R-6 CD MLOD-2 MLR-2 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 to "RM-5 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 0.125 acres and to "R-6 CD MLOD-2 MLR-2 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 0.196 acres, a total of 0.321 acres out of NCB 9409, located at 336 Drury Lane. 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 2 returned in opposition and there is no registered neighborhood association

**Public Comment**

Albert Garcia, 5550 Hershey Dr., opposed

Tier One Neighborhood Coalition, No Address, opposed

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

**Second:** Commissioner Jones

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

**Opposed:** None

**Motion Carried**

**Item #19**    **ZONING CASE Z-2021-10700035 CD (Council District 8):** A request for a change in zoning from "R-20 GC-1 MLOD-1 MLR-1 AHOD" Residential Single-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "R-20 MLOD-1 MLR-1 AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 CD GC-1 MLOD-1 MLR-1 AHOD" Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for a Cabinet Shop and "C-2 CD MLOD-1 MLR-1 AHOD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for a Cabinet Shop on Lot 2 and Lot 2A, Block D, NCB 35936, located at 20280 Carrie Louise Street. Staff recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2021-11600007) (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)

Staff stated 7 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.

**Public Comment**

Killen, Griffen and Farrimond, 100 NE Loop 410, in favor

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

**Second:** Commissioner Jones

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

**Opposed:** None

**Motion Carried**



**CONSENT AGENDA #2:**

**Item # 7**    **ZONING CASE Z-2021-10700007 (Council District 1):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-3 AHOD" Residential Single-Family Airport Hazard Overlay District on 0.087 acres out of NCB 2801, located at 220 Annie Street. Staff recommends Approval. (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 3 returned in opposition. Monte Vista Terrace Association is opposed.

**Public Comment**

Joshua Parks, 16522 Eagle Cross Dr., opposed

Zoilita Parks, 16522 Eagle Cross Dr., opposed

Edwardo H. Trevino, 8511 Eagle Canyon Dr., opposed

**Motion:** Commissioner Greathouse made a motion for a continuance to May 4, 2021

**Second:** Commissioner McDaniel

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

**Opposed:** None

**Motion Carried**

**Item # 12**     **ZONING CASE Z-2021-10700022 (Council District 3):** A request for a change in zoning from "DR AHOD" Development Reserve Airport Hazard Overlay District, "DR" Development Reserve District and "R-20 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "R-4" Residential Single-Family District on 120.31 acres out of CB 4007, located at 11418 Blue Wing Road. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Staff stated 21 notices were mailed to property owners within 200 feet, 0 returned in favor and 0 returned in opposition and Southton Community Association did not respond

**No Public Comment**

**Motion:** Commissioner Greathouse made a motion for a continuance to May 4, 2021

**Second:** Commissioner McDaniel

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

**Opposed:** None

**Motion Carried**

**Commissioner Greathouse recused herself at 1:14 prior to item #8 and returned at 1:16pm after the vote.**

**Item # 8**     **ZONING CASE Z-2021-10700016 (Council District 4):** 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-18 MLOD-2 MLR-2 AHOD" Limited Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 20.93 acres out of NCB 34362, located in the 300 block of West Loop 1604. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)

Staff stated 4 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.

**Public Comment**

Killen, Griffin & Farrimond, 110 NE Loop 410, in favor

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

**Second:** Commissioner Jones

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

**Opposed:** None

**Recused:** Greathouse

**Motion Carried**

**Item # 14** **ZONING CASE Z-2021-10700026 (Council District 8):** A request for a change in zoning from "C-2 CD MLOD-1 MLR-2" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for a Dance Hall with Live Entertainment, "C-3 GC-1 MLOD-1 MLR-2" General Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District, "C-2 CD GC-1 MLOD-1 MLR-2" Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for a Dance Hall with Live Entertainment and "MF-50 GC-1 MLOD-1 MLR-2" Multi-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "MF-50 MLOD-1 MLR-2" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District and "MF-50 GC-1 MLOD-1 MLR-2" Multi-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District on 3.739 acres out of NCB 15825, generally located in the 5000 Block of UTSA Boulevard. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

Staff stated 13 notices were mailed to property owners within 200 feet, 3 returned in favor and 1 returned in opposition and no registered neighborhood association.

**Public Comment in favor**

JMI Land Holdings LLC, 5433 UTSA Blvd, in favor  
IH10 UTSA Holdings LLC, 1314 Old Blvd, in favor  
Brown & Ortiz, 112 E. Pecan, in favor

**Public Comment opposed**

Beckman Road LLC, 5410 Pecan Springs, opposed

**Motion:** Commissioner Romero made a motion for a continuance to April 20, 2021

**Second:** Commissioner McDaniel

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

**Opposed:** None

**Motion Carried**

**Item # 15** **ZONING CASE Z-2021-10700025 (Council District 8):** A request for a change in zoning from "C-3 MLOD-1 MLR-2" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District, "C-2 MLOD-1 MLR-2" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District, "C-3 UC-1 MLOD-1 MLR-2" General Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District and "MF-50 MLOD-1 MLR-2" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "MF-33 MLOD-1 MLR-2" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District and "MF-33 UC-1 MLOD-1 MLR-2" Multi-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District on 19.048 acres out of NCB 15825, generally located in the 14000 Block of Vance Jackson Road. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, [lorianne.thennes@sanantonio.gov](mailto:lorianne.thennes@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.

**Public Comment**

Galleria Ventures, LTD, 14000 Vance Jackson, in favor

**Motion:** Commissioner Romero made a motion for a continuance to April 20, 2021

**Second:** Commissioner McDaniel

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

**Opposed:** None

**Motion Carried**

**ITEMS FOR INDIVIDUAL CONSIDERATION:**

**Item # 20**     **ZONING CASE Z-2021-10700055 (Council District 1):** A request for adoption of the Monte Vista Terrace Neighborhood Conservation District "NCD-10" and assigning the zoning overlay district of "NCD-10" (all base zoning districts and other overlay districts remain unchanged) on approximately 55 acres out of NCBs 6549, 6550, 6551, 6552, 6553, 6554, 6555, 6556, 6557, 7301, 7303, 7304, 8563, 8564, 8566, 8567, properties generally bounded by West Hildebrand Avenue to the south, San Pedro Avenue and Railroad tracks to the west, West Olmos Drive to the north, and McCullough Avenue to the east. Staff recommends Approval. (John Osten, Planning Coordinator, (210) 207-2187, John.Osten@sanantonio.gov, Development Services Department)

Staff stated 264 notices were mailed to property owners within 200 feet, 11 returned in favor and 5 returned in opposition and Monte Vista Terrace Neighborhood Association is in favor.

John Osten, City of San Antonio gave a detailed presentation regarding the NCD along with members of the Monte Vista Terrace Neighborhood Association, Sharon Garcia, Monte Vista Terrace Association, Mary Johnson, 125 Ridgewood Ct. and Holly Frindell 225 W. Ridgewood Ct.

**Public Comment in favor**

Elizabeth Pearson & Armando Araiza, 209 W. Ridgewood Ct, in favor  
Edwina M. Scinta, 113 E. Norwood Ct, in favor  
John Mays, 113 W. Ridgway Ct. in favor  
Kay Behrens, 203 Ridgewood Ct., in favor  
Armando Araiza, 209 Ridgewood Ct., in favor  
Mary Ann Hurriega, 150 Vassar Lane, in favor  
Susan and Michael Soresen, 126 Vassar, in favor  
Hagan Retzlöff, 307 W. Norwood Ct., in favor  
Sharon Garcia, 312 W. Norwood Ct., in favor  
Lauren S. Gibson, 315 W. Ridgewood Ct., in favor  
David Watson, 127 W. Ridgewood Ct., in favor  
Monte Vista Terrace Neighborhood Conservation Association in favor

**Public Comments opposed**

Leonard R. Leos Jr, 143 Melrose Place, opposed  
Cameron Lopez, 111 W. Ridgewood Ct., opposed  
Leon and Carolyn Jendrzey, 1471 Breteke Lane, opposed  
Sylvia Schmidt, 303 W. Ridgewood Ct., opposed  
Craig Balter, 321 W. Ridgwood Ct., opposed

**Voicemails**

Amanda Murray, 212 Norwood Ct, in favor  
Christina Gibson, 121 Ridgeway Ct, in favor  
Kay Barron, 203 Ridgeway Ct, in favor  
Kenneth Fowler, 324 W. Norwood Ct, in favor  
Margo Griffen Denke, 303 Ridgeway Ct, in favor  
Mary Johnson, 125 Ridgeway Ct, in favor  
Aaron Scinta, 113 Ridgeway Ct, in favor  
Blaine Russell, 314 W. Russell, favor  
John Johnson, PO BOX 161, 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, McGhee, McDaniel, Jones, Hui, Romero, Kamath, Bustamante

**Opposed:** Whyte, Gibbons

**Motion Carried**

**The Zoning Commission recessed at 2:30om and returned at 2:35pm**

**Item # 6**     **ZONING CASE Z-2020-10700307 ERZD (Council District 10):** A request for a change in zoning from "NP-10 ERZD" Neighborhood Preservation Edwards Recharge Zone District to "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District on 45.689 acres out of NCB 17725, located at 17204 Jones Maltsberger Road and 17210 Bulverde Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA2020-11600082) (Lorianne Thennes, (210) 207-7945, [lorianne.thennes@sanantonio.gov](mailto:lorianne.thennes@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 there is no registered neighborhood association.

Patrick Christensen, 310 S. St., Mary's, gave a brief presentation and stated he was available for questions.

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.

**Public Comment**

Joshua & Zoilita Parks, 76522 Eagle Cross Dr, opposed  
Eduardo H. Trevino, 8511 Eagle Canyon Dr, opposed

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

**Second:** Commissioner Gibbons

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

**Opposed:** None

**Motion Carried**



**Item # 9**     **ZONING CASE Z-2021-10700017 (Council District 2):** A request for a change in zoning from "C-3NA MLOD-3 MLR-1" General Commercial Nonalcoholic Sales Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "C-2 MLOD-3 MLR-1" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on 2.44 acres out of NCB 12887, located at 1803 Semlinger Road. Staff recommends Approval. (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, 0 returned in favor and 2 returned in opposition and the Dellcrest Neighborhood Association is opposed and the Tier One Neighborhood Coalition submitted a letter in opposition.

Ricardo Pena, representative, gave a presentation regarding the property and was available for questions.

**Public Comment**

Albert Garcia, 5055 Hershey Dr., opposed  
Tier One Neighborhood Coalition is opposed

**Voicemails**

Anita Franklin, President Dellcrest Neighborhood Association is opposed  
Betty Lampkin, 4946 Lampkin Drive, opposed  
Gina Cole, 105 Rita Street, opposed  
Marine Hawkins, 601 Carson, opposed  
Rose Hill, no address given, opposed

**Live Voice Comment**

Anita Franklin, 4811 Dellcrest, 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 for continuance to May 4, 2021

**Second:** Commissioner Romero

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

**Opposed:** None

**Motion Carried**

**Item # 13** **ZONING CASE Z-2021-10700023 (Council District 3):** A request for a change in zoning from "C-3NA MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 0.0361 acres out of NCB 11155, located at 3822 Pleasanton Road. 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.

Rudolpho Lopez, 12419 Course View, gave a presentation regarding the property and was available for questions.

**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 Jones

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

**Opposed:** None

**Abstain:** Greathouse

**Motion Carried**

**Item # 18**    **ZONING CASE Z-2021-10700030 CD (Council District 10):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto Sales on Lot 9, Block 51, NCB 17192, located at 3965 Thousand Oaks Drive. 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 no response from the Oak Grove Estates Neighborhood Association.

M. Graham, 3965 Thousand Oaks Dr., requested approval for the rezoning on this property and was available for questions.

**Public Comment**

M. Graham, 3965 Thousand Oaks, 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 Whyte made a motion for Approval

**Second:** Commissioner Jones

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

**Opposed:** McDaniel

**Abstain:** Greathouse

**Motion Carried**

**Item # 21    Consideration and Approval of the April 6, 2021 Zoning Commission Meeting Minutes.**

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

**Second:** Commissioner Jones

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

**Opposed:** None

**Abstain:** Romero

**Motion Carried**

**Adjournment**

There being no further business, the meeting was adjourned at 4:02pm.

APPROVED BY: John M. Bustamante or \_\_\_\_\_  
John Bustamante, Chair

DATE: May 4, 2021

ATTESTED BY: Melissa Ramirez DATE: May 4, 2021  
Melissa Ramirez, Assistant Director