

City of San Antonio



Minutes

Zoning Commission

Development and Business Services
Center
1901 S. Alamo

Tuesday, March 4, 2025

1:00 PM

1901 S. Alamo

At any time during the meeting, the Zoning Commission may meet in executive session for consultation with the City Attorney's Office concerning attorney-client matters under Chapter 551 of the Texas Government Code.

It is the intent of the City that the presiding officer will be in attendance at this location.

1:01 PM – Call to order

Worldwide Interpreters were present.

ROLL CALL: Present: Watson, Hinojosa, Reyes, Ortiz, Barros, Whitsett, Kellum, Sipes, Bustamante, Hui, Chase
Absent: None.

THE FOLLOWING ITEMS MAY BE CONSIDERED AT ANY TIME DURING THE REGULAR MEETING:

COMBINED HEARING

Item #1

ZONING CASE Z202410700259 (Council District 1): (Continued from 2/18/2025)

A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 4 and Lot 5, Block 19, NCB 8490, located at 2310 Santa Monica Street and 2314 Santa Monica Street. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Staff mailed 19 notices to property owners within 200', 0 in favor, 0 in opposition; Los Angeles Heights Neighborhood Association is opposed, San Antonio Texas District One Resident Association gave no response.

Patrick Christensen, applicant's representative amended at the podium to "C-1 S" With Specific Use Authorization for a Noncommercial Parking Lot.

No Public Comment

Motion

Commissioner Watson motioned for approval as amended "C-1 S" With Specific Use Authorization for a Noncommercial Parking Lot.). Commissioner Barros seconded the motion. The motion carried by the following vote:

Aye: Watson, Barros, Bustamante, Ortiz, Hinojosa, Reyes, Hui, Sipes, Kellum, Whitsett, Chase.
Nay: None.

Item #2

ZONING CASE Z202410700260 (Council District 1): (Continued from 2/18/2025)

A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lots 12-14, Block 29, NCB 8480, generally located in the 2300 block of Sacramento Street. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

Staff mailed 35 notices to property owners within 200', 0 in favor, 0 in opposition; Los Angeles Heights Neighborhood Association is opposed, San Antonio Texas District One Resident Association gave no response.

No Public Comment

Brown & McDonald, amended at the podium to "NA" designation.

No Public Comment

Motion

Commissioner Watson motioned for approval as amended ("NA" designation). Commissioner Barros seconded the motion. The motion carried by the following vote:

Aye: Watson, Barros, Bustamante, Ortiz, Hinojosa, Reyes, Hui, Sipes, Kellum, Whitsett, Chase.
Nay: None.

Item #3

ZONING CASE Z-2024-10700277 CD (Council District 3): (Continued from 2/18/2025)

A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military

Lighting Overlay Military Lighting Region Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Funeral Home or Undertaking Parlor and "C-2NA CD MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region Airport Hazard Overlay District with a Conditional Use for Funeral Home or Undertaking Parlor on the north 90 feet of the east 225 feet of Lot 249, Block 25, NCB 11124, located at 555 Moursund Boulevard. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

Staff mailed 18 notices to property owners within 200', 0 in favor, 0 in opposed. Harlandale-McCollum Neighborhood Association is neutral.

No Public Comment

Motion

Commissioner Watson motioned for approval as presented. Commissioner Barros seconded the motion. The motion carried by the following vote:

Aye: Watson, Barros, Bustamante, Ortiz, Hinojosa, Reyes, Hui, Sipes, Kellum, Whitsett, Chase.
Nay: None

Item #9

ZONING CASE Z-2025-10700008 (Council District 1): March 4, 2025

A request for a change in zoning from "C-1 CD H AHOD" Light Commercial Lavaca Historic Airport Hazard Overlay District with a Conditional Use for Used Automobile Sales to "IDZ-1 H AHOD" Limited Intensity Infill Development Zone Lavaca Historic Airport Hazard Overlay District with uses permitted for two (2) dwelling units on Lot 28, Block 1, NCB 2957, located at 612 Labor Street. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

Staff mailed 36 notices to property owners within 200', 1 in favor, 0 in opposition Lavaca & San Antonio Texas District One Residents Association did not provide a response.

Public Comment

Voicemail

Melissa Stendahl, Lavaca Neighborhood Association, spoke in support.

Motion

Commissioner Watson motioned for approval as presented. Commissioner Barros seconded the motion. The motion carried by the following vote:

Aye: Watson, Barros, Bustamante, Ortiz, Hinojosa, Reyes, Hui, Sipes, Kellum, Whitsett, Chase.
Nay: None

Item #10

ZONING CASE Z-2025-10700009 S (Council District 8): March 4, 2025

A request for a change in zoning from "C-2 S" Commercial District with a Specific Use Authorization

for a Convenience Store with Gasoline Filling Station and gas tanks having 50,001 gallons or more total tank capacity within 200-feet of multi-family zoning and uses to "C-2 S" Commercial District with a Specific Use Authorization for a Carwash on 4.836 acres out of NCB 15017, located at 11306 Huebner Road. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Staff mailed 49 notices to property owners within 200', 0 in favor, 0 in opposed, Riot Commons Community Organization gave no response.

Ashely Farrimond, Killen, Griffin & Farrimond, came to the podium and amended the acreage that is to be rezoned, which is now 1.148 acres.

No Public Comment

Motion

Commissioner Watson motioned for approval as amended (Amended the acreage that is to be rezoned, which is now 1.148 acres). Commissioner Barros seconded the motion. The motion carried by the following vote:

Aye: Watson, Barros, Bustamante, Ortiz, Hinojosa, Reyes, Hui, Sipes, Kellum, Whitsett, Chase.
Nay: None

Item #11

ZONING CASE Z-2025-10700010 (Council District 6): March 4, 2025

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 "MXD MLOD-2 MLR-1 AHOD" Mixed- Use Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a maximum density of thirty-three (33) units per acre on 5.048 acres out of NCB 15569, located at 6832 Marbach Road. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Staff mailed 26 notices to property owners within 200', 1 in favor, 0 in opposition; no registered Neighborhood Association within 200'; outside 200': 1 in favor.

Kevin Deanda, Ortiz McKnight, came to the podium and amended their acreage from 5.048 acres out of NCB 15569 to 3.03 acres out of NCB 15569

No Public Comment

Motion

Commissioner Watson motioned for approval as amended (applicant amended their acreage from 5.048 acres out of NCB 15569 to 3.03 acres out of NCB 15569.) Commissioner Barros seconded the motion. The motion carried by the following vote:

Aye: Watson, Barros, Bustamante, Ortiz, Hinojosa, Reyes, Hui, Sipes, Kellum, Whitsett, Chase.
Nay: None

Item #12**ZONING CASE Z-2025-10700012 (Council District 8):** March 4, 2025

A request for a change in zoning from "R-6" Residential Single-Family District to "C-2" Commercial District on 0.825 acres out of NCB 14864, located at 9989 Huebner Road. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

Staff mailed 36 notices to property owners within 200', 0 in favor, 0 in opposition;
Oakland Estates and Riot Commons Community Organization did not provide a response.

No Public Comment**Motion**

Commissioner Watson motioned for approval as presented. Commissioner Barros seconded the motion. The motion carried by the following vote:

Aye: Watson, Barros, Bustamante, Ortiz, Hinojosa, Reyes, Hui, Sipes, Kellum, Whitsett, Chase.

Nay: None.

Item #13**ZONING CASE Z-2025-10700016 (Council District 10):** March 4, 2025

A request for a change in zoning from "G AHOD" Golf Course Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lot P-76E, Lot P-76F, Lot P-76N, Lot 133, Lot 132A, and the south 63.12 feet of Lot 2, NCB 15688, located at 13202 Scarsdale Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2025-11600005) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Staff mailed 61 notices to property owners within 200', 0 in favor, 0 in opposition;
no registered Neighborhood Association within 200'.

No Public Comment**Motion**

Commissioner Watson motioned for approval as presented. Commissioner Barros seconded the motion. The motion carried by the following vote:

Aye: Watson, Barros, Bustamante, Ortiz, Hinojosa, Reyes, Hui, Sipes, Kellum, Whitsett, Chase.

Nay: None.

Item #14**ZONING CASE Z-2025-10700017 (Council District 1):** March 4, 2025

A request for a change in zoning from "C-2 S UC-5 AHOD" Commercial Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District with a Specific Use Authorization for a Hospital and "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Hospital to "IDZ-3 UC-5 AHOD" High Intensity Infill Development Zone Main Avenue/McCullough Avenue Urban Corridor Airport Hazard

Overlay District with uses permitted for a Parking Garage and "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for a Parking Garage on Lots 2, 3 and Lots 5-9, Block 21, NCB 388, located at 410 Ogden Street. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Staff mailed 22 notices to property owners within 200', 1 in favor, 0 in opposition; Tobin Hill Community Neighborhood Association is in favor; San Antonio Texas District 1 gave no response.

No Public Comment

Motion

Commissioner Watson motioned for approval as presented. Commissioner Barros seconded the motion. The motion carried by the following vote:

Aye: Watson, Barros, Bustamante, Ortiz, Hinojosa, Reyes, Hui, Sipes, Kellum, Whitsett, Chase.
Nay: None.

Item #15

ZONING CASE Z-2025-10700018 (Council District 8): March 4, 2025

A request for a change in zoning from "C-2NA MLOD-1 MLR-1 MSAO-1 AHOD" Commercial Nonalcoholic Sales Camp Bullis Military Lighting Overlay Military Lighting Region 1 Camp Bullis Military Sound Attenuation Overlay Airport Hazard Overlay District to "MF-18 MLOD-1 MLR-1 MSAO-1 AHOD" Limited Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 Camp Bullis Military Sound Attenuation Overlay Airport Hazard Overlay District on Lot 3, Block 29, NCB 16385, located at 20215 West Tejas Trail. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

Staff mailed 13 notices to property owners within 200', 1 in favor, 0 in opposition; Riot Commons Community Organization gave no response.

No Public Comment

Motion

Commissioner Watson motioned for approval as presented. Commissioner Barros seconded the motion. The motion carried by the following vote:

Aye: Watson, Barros, Bustamante, Ortiz, Hinojosa, Reyes, Hui, Sipes, Kellum, Whitsett, Chase.
Nay: None.

CONTINUE HEARING to APRIL 15, 2025

Item #6

ZONING CASE Z-2024-10700269 (Council District 2): March 4, 2025

A request for a change in zoning from "R-5 CD H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District with a Conditional Use for four (4) Residential

Single-Family Homes per Lot to "IDZ-1 H AHOD" Limited Intensity Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted in "NC" Neighborhood Commercial District and a Duplex on Lot 5, Block A, NCB 1653, located at 914 North Pine Street. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department).

Staff mailed 39 notices to property owners within 200', 1 in favor, 15 in opposition; Dignowity Hill Neighborhood Association is opposed; outside 200': 3 are opposed.

Public Comment

Udelia Jaime, spoke in opposition.

Liz Franklin, spoke in opposition.

Janie Rowen, spoke in opposition.

Voicemail

Adekemi Akinsanya, spoke in opposition.

Audrey McNaughton, spoke in opposition.

Cynda Walker, spoke in opposition.

Sordan Handler, spoke in opposition.

Lulu Francois, spoke in opposition.

Michelle McCall, spoke in opposition.

Monica Savino, spoke in opposition.

Nicolas Spyker, spoke in opposition.

Scott Albert, spoke in opposition.

Valerie Cortez, spoke in opposition.

Motion

Commissioner Watson motioned for a continuance until March 15th, 2025. Commissioner Ortiz seconded the motion. The motion carried by the following vote:

Aye: Watson, Barros, Bustamante, Ortiz, Hinojosa, Reyes, Hui, Sipes, Kellum, Whitsett, Chase.

Nay: None

INDIVIDUAL HEARING

Item #4

ZONING CASE Z-2024-10700278 S (Council District 10): (Continued from 2/18/2025)

A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use for a Carwash on Lot 15, Block 1, NCB 16797, located at 15015 Jones Maltsberger Road. Staff recommends Denial. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Staff mailed 22 notices to property owners within 200', 1 in favor, 2 in opposition outside 200' 0 in favor, 4 opposed; Oak Park Hollow Neighborhood Association gave no response.

Russell Nelson, Lone Star Builders, applicant's representative, was seeking to rezone to "C-2 S AHOD" with a specific use for a carwash. The applicant block walked the community and hired

a noise consultant. The noise was reduced to 63 decibels. The applicant intends to put an 8' block wall, shielded light security, and comply with all tree mitigation.

Public Comment

Anthony Verducci, spoke in opposition.

Voicemail

Eunice Flores, spoke in opposition.

George Gsell, spoke in opposition.

Heath Perez, spoke in opposition.

Joyce Rickrim, spoke in opposition.

Kathy Nickeson, spoke in opposition.

Linda Somers, spoke in opposition.

Mary Anna Evans, spoke in opposition.

Pat Cathcart, spoke in opposition.

Motion

Commissioner Watson motioned for a denial as presented. Commissioner Barros seconded the motion. The motion carried by the following vote:

Aye: Watson, Barros, Bustamante, Ortiz, Hinojosa, Reyes, Hui, Sipes, Kellum, Whitsett, Chase.

Nay: None

Item #5

ZONING CASE Z-2024-10700240 (Council District 2): March 4, 2025

A request for a change in zoning from "MH MLOD-3 MLR-2 AHOD" Manufactured Housing Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-3 MLOD-3 MLR-2 AHOD" General Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lots 8-11, Block 1, NCB 16533, located at 9208-9226 Newcombe Drive. Staff recommends Denial. (Associated Plan Amendment Case PA-2024-11600076) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Staff mailed 30 notices to property owners within 200', 0 in favor, 2 in opposition outside 200' 0 in favor, 1 opposed; no registered Neighborhood Association within 200'.

Muhammed Uraffie, was seeking to rezone to allow for use of a mechanic shop. The location of the subject property is set to be in the beginning of the residential development.

Public Comment

Voicemail

Melissa Martinez, spoke in opposition.

Motion

Commissioner Watson motioned for a denial as presented. Commissioner Sipes seconded the motion. The motion carried by the following vote:

Aye: Watson, Barros, Bustamante, Ortiz, Hinojosa, Reyes, Hui, Sipes, Kellum, Whitsett, Chase.

Nay: None

Item #7

ZONING CASE Z-2024-10700327 (Council District 5): March 4, 2025

A request for a change in zoning from "C-2NA MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot B-1, Block 3, NCB 8184, located at 2435 Frio City Road. Staff recommends Denial. (Associated Plan Amendment PA-2024-11600101) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

Staff mailed 18 notices to property owners within 200', 1 in favor, 0 in opposition; Thompson Neighborhood Association is in favor.

Alfonso Salinas, applicant's son, stated his father is requesting to rezone in order to build a home for his daughter and her 3 kids.

Public Comment

Voicemail

Melissa Martinez, spoke in opposition.

Motion

Chair Bustamante motioned for approval as presented. Commissioner Watson seconded the motion. The motion carried by the following vote:

Aye: Watson, Barros, Bustamante, Ortiz, Hinojosa, Reyes, Hui, Sipes, Kellum, Whitsett, Chase.

Nay: None

Item #8

ZONING CASE Z-2024-10700330 CD (Council District 5): March 4, 2025

A request for a change in zoning from "I-2 MLOD-2 MLR-1 AHOD" Heavy Industrial 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 8, Block 2, NCB 6680, located at 2131 Frio City Road. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

Staff mailed 19 notices to property owners within 200', 1 in favor, 0 in opposition, no registered Neighborhood Association within 200': outside 200': 1 in favor.

Public Comment

Cecila Valdez, spoke in opposition.

Luisa Rodriguez, spoke in opposition.

Patricia Fayadh, spoke in opposition.

Mary Alice Silva, applicant, amended at the podium to not allow temporary signage, and a 30' setback as observed on the amended site plan.

Rebuttal

Mrs. Silva stated new fencing will be installed and no temporary signage will be on the future site.

Motion

Chair Bustamante motioned for approval as amended (no temporary signage and 30' setback as stated on the site plan). Commissioner Kellum seconded the motion. The motion carried by the following vote:

Aye: Watson, Barros, Bustamante, Ortiz, Hinojosa, Reyes, Hui, Sipes, Kellum, Whitsett, Chase.

Nay: None.

16. Consideration and Approval of the February 18, 2025, Zoning Commission Minutes.

Motion

Commissioner Watson motioned to approve the minutes as presented. Commissioner Ortiz seconded the motion. The motion carried by the following vote:

A verbal vote was taken, and all voted in affirmative.

Director's Report

No report was given.

Staff Announcements

FDR completion due dates were announced to Commissioners.

Adjournment

There being no further discussion, the meeting was adjourned at 3:07 PM.

APPROVED BY: _____ or _____
Chairman Vice-Chair

DATE: _____

ATTESTED BY: _____ DATE: _____
Executive Secretary

