

City of San Antonio



Minutes Zoning Commission Development and Business Services Center 1901 S. Alamo

Tuesday, July 16, 2024

1:00 PM

1901 S. Alamo

The meeting was called to by Chair Sipes order at 1:05 PM and roll was called by the Dezarae Leal noting the following members present:

Roll Call – Present: Watson, Kellum Hinojosa, Reyes, Bustamante, Hui, Sipes, Ortiz, Barros, Whitsett, Chase (Webex)

Absent: None

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

1. (POSTPONED) **ZONING CASE Z-2023-10700017 (Council District 5):** July 16, 2024
 A request for a change in zoning from "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "R-4" Residential Single-Family District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for three (3) dwelling units on the south 45.7 feet of the north 86.3 feet of Lot 13, Block 4, NCB 2211, located at 708 North Colorado Street. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

This item was postponed and not heard at this meeting.

2. (WITHDRAWN) **ZONING CASE Z-2024-10700081 CD (Council District 5):** July 16, 2024
 A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on the east 16.5 feet of Lot 15 and the west 30 feet of Lot 16, Block 4, NCB 2209, located at 1019 Perez Street. Staff Recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876,

Bronte.Frere@sanantonio.gov, Development Services Department)

This item was withdrawn and not heard at this meeting.

3. (POSTPONED) **ZONING CASE Z-2024-10700107 CD (Council District 7):** July 16, 2024
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 "R-5 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 Noncommercial Parking Lot on Lot 92, Block B, NCB 11513, located at 4202 Willard Drive. (Kellye Sanders, Planning Coordinator, 210-207-2187, kellye.sanders@sanantonio.gov, Development Services Department)

This item was postponed and not heard at this meeting.

4. (POSTPONED) **ZONING CASE Z-2024-10700125 (Council District 4):** July 16, 2024
A request for a change in zoning from "MF-33 MLOD-2 MLR-1 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "C-1 MLOD-2 MLR-1 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, and "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting to "RM-6 MLOD-2 MLR-1 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 8.15 acres out of NCB 15193, located at 1411 Springvale Drive. (Eradio Gomez, Zoning Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

This item was postponed and not heard at this meeting.

5. (WITHDRAWN) **ZONING CASE ZONING-Z-2024-10700140 (Council District 1):** A request for a change in zoning from "C-2 IDZ AHOD" Commercial Infill Development Zone Overlay 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, Mobile Food Court, and Commercial Parking Lot on 0.0698 acres out of NCB 357, located at 635 West Poplar Street. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

This item was withdrawn and not heard at this meeting.

6. **ZONING CASE Z-2023-10700266 CD (Council District 7)** - (Continued from 6/04/2024)
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 "R-5 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 three (3) dwelling units on Lot 57, Block 4, NCB 13892, located at

5518 Ivanhoe Street. Staff recommends Denial. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Staff mailed 44 notices to property owners, 0 in favor, 1 in opposition; Culebra Park Neighborhood Association and Thunderbird Hills Neighborhood Association gave no response.

No Public Comment

Motion

Chair Sipes motioned for a denial. Commissioner Bustamante seconded the motion. The motion carried by the following vote:

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

Nay: None.

7. **ZONING CASE Z-2023-10700372 CD (Council District 7):** (Continued from 6/18/2024)

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 "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Home Improvement Center on Lot 8, Lot 9, and the west 31.3 feet of Lots 7 and 10, Block 35, NCB 11475, located at 4131 Culebra Road. Staff recommends Denial, with an Alternate Recommendation. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Staff mailed 30 notices to property owners, 0 in favor, 1 opposition; Culebra Park Neighborhood Association is in favor of "C-2NA CD" Commercial Non-Alcoholic Sales District with a Conditional Use for Home Improvement Center on the front portion of the property and "R-5 CD" Residential Single-Family with a Conditional Use for Noncommercial Parking Lot on the back half of the property.

Sandra Aguilar, applicant's representative, stated a request for "C-2NA CD and "R-5 CD" on the parking lot on the back half of the property is being proposed. The applicant has met with City Council and has engaged with his community.

No Public Comment

Motion

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

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

Nay: None.

8. **ZONING CASE Z-2024-10700052 CD (Council District 2):** (Continued from 6/18/2024)
 A request for a change in zoning from "R-6 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-6 CD MLOD-3 MLR-2 AHOD" Single-Family Residential Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units on Lot 1 and Lot 2, Block 2, NCB 1173, located at 1606 East Carson Street. Staff recommends Approval. (Eradio Gomez, Zoning Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

Staff mailed 34 notices to property owners, 0 in favor, 20 opposition within 200'; Government Hill Neighborhood Association is in favor, Government Hill Tomorrow is neutral.

Elbert Fuqua, applicant, is proposing a 3-unit project to be rezoned to R-6 CD MLOD-3 MLR-2 AHOD". His updated site plan fits the neighborhood pattern.

Public Comment

Voicemail:

Alice Trujillo, spoke in favor.
Benjamin Pena, spoke in opposition.
Bertha Dominguez, spoke in opposition.
D'ette Cole, spoke in favor.
Dora Perez, spoke in favor.
Elizabeth Pena, spoke in opposition.
Guadalupe Martinez, spoke in opposition.
Maria Cervantes, spoke in opposition.
Rebecca Natal, spoke in opposition.
Steve Versteeg, was neutral.

In person:

Rose Hill, spoke in support.
Phyllis Newman, spoke in support.

Rebuttal

Applicant stated the project would align with the community layout. Since speaking to the community and revising his site plan he has gained support.

Motion

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

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

9. **ZONING CASE Z-2024-10700086 (Council District 5):** (Continued from 6/18/2024)

A request for a change in zoning from "C-3NA MLOD-2 MLR-1 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-18 MLOD-2 MLR-1 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 1.113 acres out of Lot 6, the south 108 feet of Lot 6, and the north 16 feet of Lot 7, NCB 8134, located at 1017 and 1019 South San Eduardo Avenue. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Staff mailed 42 notices to property owners, 4 in favor, 1 in opposition; no response from Las Palmas Neighborhood Association.

Patricia Villareal, applicant's representative, amends at the podium to allow up to an 8' fence.

No Public Comment

Motion

Commissioner Watson motioned to approved item as amended (allow up to an 8' fence). Commissioner Barros seconded the motion. The motion carried by the following vote:

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

Nay: None.

10. **ZONING CASE Z-2024-10700118 (Council District 4):** -(Continued from 6/18/2024)

A request for a change in zoning from "FBZ MLOD-2 MLR-2 AHOD" Form Base Zoning Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-40 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 19.68 acres out of CB 4285, generally located in the 10000 block of South Zarzamora Street. Staff Recommends Denial. (Associated Plan Amendment Case PA-2024-11600038) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Staff mailed 15 notices to property owners, 3 in favor, 0 opposition, no registered Neighborhood Association within 200'.

Ashley Farrimond, applicant's representative, stated a request for "MF-40 MLOD-2 MLR-2 AHOD" Multi-Family to allow for affordable housing. The proposed site is on a via line.

Seema Kairam, San Antonio Housing Trust Development Manager, stated the proposed development will remain permanently affordable and will consist of 600 units.

Public Comment

In Person

Fermin Rajinama, spoke in favor.

Motion

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

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

Nay: None

11. **ZONING CASE Z-2024-10700048 CD (Council District 3):** 07/16/2024

A request for a change in zoning from "R-6 H RIO-5 MC-1 AHOD" Residential Single-Family Mission Historic Overlay River Improvement Overlay 5 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District to "C-2NA CD H RIO-5 MC-1 AHOD" Commercial Nonalcoholic Sales Mission Historic Overlay River Improvement Overlay 5 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with a Conditional Use for Construction Trades Contractors on Lot 2, Block 22, NCB 3577, located at 420 Eads Avenue. Staff recommends Denial (Associated Plan Amendment PA-2024-11600017) (Samantha Benavides, Zoning Planner, 210-207- 6034, Samantha.Benavides@sanantonio.gov, Development Services Department).

Staff mailed 20 notices to property owners, 1 in favor, 0 opposition; no response from St. Leo’s Neighborhood Association.

Mike Villareal, applicant, from "R-6 H RIO-5 MC-1 AHOD" Residential Single-Family Mission Historic Overlay River Improvement Overlay 5 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District to "C-2NA CD H RIO-5 MC-1 AHOD" Commercial Nonalcoholic Sales. Mr. Villareal amends application to include a rear privacy fence and downward lighting.

No Public Comment

Motion

Commissioner Hinojosa motioned to approved item as amended (rear privacy fence and downward lighting). Commissioner Barros seconded the motion. The motion carried by the following vote:

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

Nay: None.

12. **ZONING CASE Z-2024-10700083 (Council District 5):** 07/16/2024

A request for a change in zoning from "R-5 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 a Duplex to "IDZ-3 MLOD-2 MLR-2 AHOD" High Intensity Infill Development Zone Lackland Military Lighting Overlay Military

Lighting Region 2 Airport Hazard Overlay District with uses permitted for eight (8) dwelling units on Lot 3, Block 38, NCB 6281, located at 608 South Park Boulevard. Staff recommends Denial. (Associated Plan Amendment PA-2024-11600034) (Samantha Benavides, Zoning Planner, 210-207- 6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

Staff mailed 26 notices to property owners, 0 in favor, 2 in opposition, Collins Garden Neighborhood Association is opposed.

Public Comment

Voicemail

Cecila Chapa, spoke in opposition.

Motion

Commissioner Watson motion for a continuance to until August 6, 2024. Commissioner Barros seconded the motion. The motion carried by the following vote:

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

Nay: None.

13. **ZONING CASE Z-2024-10700116 CD (Council District 2): 07/16/2024**

A request for a change in zoning from "R-5 MLOD-3 MLR-1" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 1 District to "R-5 CD MLOD-3 MLR-1" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 1 District with a Conditional Use for Professional Office on Lot 7, NCB 12883, generally located in the 200 block of Creswell Drive. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Staff mailed 22 notices to property owners, 0 in favor, 0 in opposition; no registered neighborhood Association within 200'.

Public Comment

In Person

Raymond Perez, spoke in opposition.

Motion

Commissioner Watson motioned to approved item as presented. Commissioner Barros seconded the motion. The motion carried by the following vote:

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

Nay: None

14. **ZONING CASE ZONING-Z-2024-10700123 (Council District 5):** 07/16/2024

A request for a change in zoning from "R-6 WQ MLOD-2 MLR-2 AHOD" Residential Single-Family Water Quality Protection Area Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-2 WQ MLOD-2 MLR-2 AHOD" Commercial Water Quality Protection Area Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "I-1 WQ MLOD-2 MLR-2 AHOD" General Industrial Water Quality Protection Area Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 25 and the south 35 feet of the north 198 feet of the east 80 feet of Lot 8, Block 8, NCB 2162, located at 1005 and 1007 North Zarzamora Street. Staff recommends Denial with an Alternate Recommendation. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

Staff mailed 31 notices to property owners, 1 in favor, 0 opposition; no response from West End Hope in Action & Prospect Hill Neighborhood Association.

Issac Korrodi, applicant, requested to rezone "R-6 WQ MLOD-2 MLR-2 AHOD" Residential Single-Family and "C-2 WQ MLOD-2 MLR-2 AHOD" to "I-1 WQ MLOD-2 MLR-2 AHOD".

No Public Comment

Motion

Commissioner Bustamante motioned to deny item as presented. Commissioner Watson seconded the motion. The motion carried by the following vote:

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

15. **ZONING CASE Z-2024-10700126 (Council District 2):** 07/16/2024

A request for a change in zoning from "R-4 MLOD-3 MLR-2" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 District to "RM-4 MLOD-3 MLR-2" Residential Mixed Martindale Military Lighting Overlay Military Lighting Region 2 District on Lot A-1, NCB 10319, located at 2543 Amity Road. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Staff mailed 22 notices to property owners, 0 in favor, 0 in opposition; no registered neighborhood Association within 200'.

No Public Comment

Motion

Commissioner Watson motioned to approved item as presented. Commissioner Barros seconded the motion. The motion carried by the following vote:

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

16. **ZONING CASE Z-2024-10700127 CD (Council District 8):** 07/16/2024

A request for a change in zoning from "O-2 MLOD-1 MLR-2" High-Rise Office Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "C-2NA CD MLOD-1 MLR-2" Commercial Nonalcoholic Sales Camp Bullis Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for Veterinary Hospital - Small Animal on Lot 1, Block 5, NCB 14715, and Lot 1, Block 10, NCB 14720, located at 11902 Rustic Lane. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Staff mailed 127 notices to property owners, 1 in favor, 1 in opposition; no registered neighborhood Association within 200'.

No Public Comment

Motion

Commissioner Watson motioned to approved item as presented. Commissioner Barros seconded the motion. The motion carried by the following vote:

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

17. **ZONING CASE Z-2024-10700129 (Council District 4):** July 16, 2024

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 "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 30 units per acre on Lot 43, Block 139, NCB 15229, located at 7702 Southwest Loop 410. Staff recommends Denial. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Staff mailed 66 notices to property owners, 0 in favor, 0 opposition; no registered Neighborhood Association within 200'.

Emilie Weissler, applicant’s representative, stated a request to rezone from “R-6 MLOD-2MLR-1 AHOD" to MXD MLOD-2 MLR-1 AHOD" on 5.0820 acres. Item was approved by Planning Commission. Applicant presented a site plan on the screen.

No Public Comment

Motion

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

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

Nay: None.

18. **ZONING CASE ZONING-Z-2024-10700130 (Council District 10):** 07/16/2026

A request for a change in zoning from "MPCD ERZD" Master Planned Community Edwards Recharge Zone District to "MPCD ERZD" Master Planned Community Edwards Recharge Zone District for a Major Site Plan Amendment on Lot 5, Block 31, NCB 17365, located at 16918 Bulverde Road. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Staff mailed 11 notices to property owners, 1 in favor, 0 in opposition; Northeast Neighborhood Alliance gave no response.

No Public Comment

Motion

Commissioner Watson motioned to approved item as presented. Commissioner Barros seconded the motion. The motion carried by the following vote:

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

Nay: None

19. **ZONING CASE ZONING-Z-2024-10700131 (Council District 9):** 07/16/2024

A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "R-20 AHOD" Residential Single-Family Airport Hazard Overlay District on Lots 38-45, NCB 12048, located at 1041 Clydeville Road. Staff recommends Approval. (Associated Plan Amendment PA-2024-11600042) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

Staff mailed 20 notices to property owners, 8 in favor, 1 in opposition; no registered Neighborhood Association within 200'.

No Public Comment

Motion

Commissioner Watson motioned to approved item as presented. Commissioner Barros seconded the motion. The motion carried by the following vote:

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

Nay: None.

20. **ZONING CASE ZONING-Z-2024-10700134 CD (Council District 3):** 07/16/2024

A request for a change in zoning from "R-6 RIO-5 AHOD" Residential Single-Family River Improvement Overlay 5 Airport Hazard Overlay District to "R-6 CD RIO-5 AHOD" Residential Single-Family River Improvement Overlay 5 Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 1, Block 24, NCB 3579, located at 330 Uvalde Street. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

Staff mailed 26 notices to property owners, 2 in favor, 0 opposition; no registered Neighborhood Association within 200'.

Grigorios Karavagelis, applicant, requested to rezone from "R-6 RIO-5 AHOD" Residential Single-Family to "R-6 CD RIO-5 AHOD" Residential Single-Family.

No Public Comment

Motion

Commissioner Hinojosa motioned to approve item as presented. Commissioner Reyes seconded the motion. The motion carried by the following vote:

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

Nay: None.

21. **ZONING CASE ZONING-Z-2024-10700137 (Council District 4):** 07/16/2024

A request for a change in zoning from "RM-4 MLOD-2 MLR-1 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 NA MLOD-2 MLR-1 AHOD" Commercial Non-Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 7.734 acres out of NCB 11257, located at 3802 Southwest Military Drive. Staff recommends Approval (Associated Plan Amendment Case PA-2024-11600046) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Staff mailed 53 notices to property owners, 1 in favor, 0 in opposition; Quintana Community Neighborhood Association is in favor.

No Public Comment

Motion

Commissioner Watson motioned to approved item as presented. Commissioner Barros seconded the motion. The motion carried by the following vote:

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

Nay: None

22. ZONING CASE ZONING-Z-2024-10700138 S (Council District 6): 07/16/2024

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 and "C-1 MLOD-2 MLR-2 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 S MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for a Hospital on 7.081 acres out of NCB 17673, generally located in the 1900 block of Rogers Road. Staff recommends Approval. (Kellye Sanders, Planning Coordinator, 210-207-2187, kellye.sanders@sanantonio.gov, Development Services Department)

Staff mailed 35 notices to property owners, 1 in favor, 1 in opposition; no registered Neighborhood Association within 200'.

No Public Comment

Motion

Commissioner Watson motion for a continuance to until August 6, 2024. Commissioner Barros seconded the motion. The motion carried by the following vote:

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

Nay: None

23. ZONING CASE ZONING-Z-2024-10700139 (Council District 4): 07/16/2024

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 to "MHC MLOD-2 MLR-2 AHOD" Manufactured Housing Conventional Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 0.694 acres out of CB 4301, located at 12590 Fischer Road. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

Staff mailed 12 notices to property owners, 1 in favor, 0 in opposition; no registered Neighborhood Association within 200'.

No Public Comment

Motion

Commissioner Watson motioned to approved item as presented. Commissioner Barros seconded the motion. The motion carried by the following vote:

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

Nay: None.

24. ZONING CASE ZONING-Z-2024-10700142 (Council District 2): 07/16/2024

A request for a change in zoning from "AE-2 EP-1 MLOD-3 MLR-2 AHOD" Arts and Entertainment Facility Parking/Traffic Control Overlay Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "R-4 EP-1 MLOD-3 MLR-2 AHOD" Residential Single-Family Facility Parking/Traffic Control Overlay Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-1 EP-1 MLOD-3 MLR-2 AHOD" Limited Intensity Infill Development Zone Facility Parking/Traffic Control Overlay Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District on Lot 1, Lot 2, Lot 15, and Lot 16, Block 11, NCB 1434, located at 2603 East Commerce Street and 500 and 506 Belmont. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Staff mailed 46 notices to property owners, 0 in favor, 0 in opposition, no response from Jefferson Heights Neighborhood Association.

No Public Comment

Motion

Commissioner Watson motion for a continuance to until August 6, 2024. Commissioner Barros seconded the motion. The motion carried by the following vote:

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

Nay: None

25. ZONING CASE ZONING-Z-2024-10700143 (Council District 3): 07/16/2024

A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-5 IDZ AHOD" Residential Mixed Infill Development Zone Overlay Airport Hazard Overlay District on Lot 2, Block 68, NCB 3336, located at 606 and 608 East Highland Boulevard. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Staff mailed 26 notices to property owners, 0 in favor, 0 in opposition, Highland Park Neighborhood Association gave no response.

No Public Comment

Motion

Commissioner Watson motion for a continuance to until August 6, 2024. Commissioner Barros seconded the motion. The motion carried by the following vote:

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

Chase
Nay: None

Commission went into recess at 3:50 pm and reconvened at 6:05 pm

26. Discussion and action on a proposed amendment to Chapter 35, the Unified Development Code (UDC), to establish "ICOD" Industrial Compatibility Overlay Districts. Staff recommends continuance for 90 days to the October 15, 2024 meeting. (Zenon Solis, Planning Manager, (210) 207-5409, zenon.solis@sanantonio.gov, Planning Department)

27. **ZONING CASE Z2024-10700109 (Council Districts 3 & 4):** (Continued from 05/21/2024) Adding the zoning classification of "ICOD-1" Industrial Compatibility Overlay District-1 to the property identified as Bexar County Appraisal District Property ID 986344 / Geographic ID 04297-202-0010 (which is generally located on the south side of San Antonio between Leon Creek to the north, Pleasanton Road to the east, Medina River to the south, and Applewhite Road to the west; and is further described as Lot 1, Block 2, CB 4297B of the TMMTX Subdivision recorded in Volume 9562 Pages 27-39 of the Deed and Plat Records of Bexar County, Texas, Save and Except those portions conveyed to the City of San Antonio under Special Warranty Deeds recorded in Volume 13276 Page 133 and Volume 13276 Page 156) and all properties within the two-mile area extending from the boundaries of BCAD Property ID 968344 / Geographic ID 04297-202-0010 and located within the San Antonio city limits. Staff recommends continuance of 90 days to the October 15, 2024 meeting. (Zenon Solis, Planning Manager, (210) 207-5409, zenon.solis@sanantonio.gov, Planning Department)

Rudy Nino, Assistant Director, followed on the proposed overlay. A community meeting was held in Texas A&M San Antonio. Logistics, frequently asked questions pamphlet, and a direct meeting link was provided to attendees.

To meet community needs the Planning Department requested a 90-day continuance.

Staff stated 13,364 notices were mailed for Planning Commission Public Hearing. 3 in favor within the overlay boundary, 7 in favor outside of the overlay boundary, 23 in opposition within the overlay boundary, 34 in opposition; The Greater San Antonio Chamber of Commerce is in support.

Public Comment

In person

Andrew Nichola, spoke in opposition.

Ronald D. Perez, spoke in opposition.

Ernest Chacors, spoke in opposition.

Daniel Negria, spoke in opposition.

David Trevino, spoke in opposition.

Jesus Coronado, spoke in opposition.

Kevin Cline, spoke in opposition.

Fermin Rajinama, spoke in opposition.

Elena Cline, spoke in opposition.

Voicemail

Patrick Van Dillon, spoke in opposition.

Steve Vestrteeg, (Item #26) spoke in opposition.

Steve Versteeg, (Item # 27) spoke in opposition.

Commissioner Hinojosa moved for a postponement; for a minimum of 90 days.

Commissioner Reyes seconded the motion. The motion failed by the following vote:

Aye: None

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

Abstain: None.

Commissioner Ortiz moved for a denial of items as presented. Commissioner Barros seconded the motion. The motion carried by the following vote:

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

Nay: Bustamante, Sipes.

Adjournment

There being no further discussion, the meeting was adjourned at 8:30 PM.

APPROVED BY: _____ or _____
Chairman Vice-Chair

DATE: _____

ATTESTED BY: _____ DATE: _____
Executive Secretary