

City of San Antonio



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

Tuesday, October 15, 2024

1:00 PM

1901 S. Alamo

The meeting was called to by Chair Sipes order at 1:10 PM and roll was called by the Dezarae Leal noting the following members present:

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

Absent: None.

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

1. ZONING CASE Z-2024-10700119 ERZD (Council District 9): October 15, 2024

A request for a change in zoning from "C-2 GC-3 MLOD-1 MLR-2 ERZD" Commercial US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to "MF-33 GC-3 MLOD-1 MLR-2 ERZD" Multi-Family US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District on Lot P-15, CB 4865 and Lot P-1 CB 4866, located at 26449 Smithson Valley Road and 26449 Trinity Park. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department).

Staff mailed 14 notices to property owners within 200', 1 in favor, 0 in opposition, outside 200': (OCL) 55 opposed; no registered Neighborhood Association within 200'.

Michael Escalante, SAWS, stated they have visited the subject property and reviewed the application. He stated residential development is being proposed. The geologic features observed on site will be preserved and maintained on a fenced area in their natural condition. No portion of the site is on a floodplain. SAWS recommends approval with all the environmental recommendations within the SAWS report to include 50% impervious cover.

Patrick Christensen, applicant's representative, stated s request for a change in zoning from "C-2 GC-3 MLOD-1 MLR-2 ERZD" to "MF-33 GC-3 MLOD-1 MLR-2 ERZD" is being proposed. 256 units will be developed on the subject property. The project was downgraded to 31 units per acre to 18 units per acre with 50% impervious cover.

Public Comment

John Hackemack, spoke in opposition.

Thomas Kelly, spoke in opposition.

Dr. Byron Augustin, spoke in opposition.

John Egger, spoke in opposition.

Amy Leon, spoke in opposition.

Alison Guerrero, spoke in opposition.

David Stewart, spoke in opposition.

Frank Mey, spoke in opposition.

Phillip Revland, spoke in opposition.

Voicemail

Balis Case, spoke in opposition

Christina Solis, spoke in opposition.

David Coffey, spoke in opposition.

Diane Enriquez, spoke in opposition.

James Sanders, spoke in opposition.

Jainie Caldwell, spoke in opposition.

Nora Taxeria, spoke in opposition.

Johnathan Mills, spoke in opposition.

Mason Brand, spoke in opposition.

Matt Bonner, spoke in opposition.

Thomas Popp, spoke in opposition.

Rebuttal

Patrick Christensen, stated he is sympathetic to the residents. He is requesting mix use for the vibrant neighborhoods. The project would benefit as there are multiple needs for housing.

Motion

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

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

Nay: None.

2. ZONING CASE Z-2024-10700181 ERZD (Council District 9): October 15, 2024

A request for a change in zoning from "C-3 MLOD-1 MLR-2 ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District and "C-3 S MLOD-1 MLR-2 ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with a Specific Use Authorization for an Animal Clinic, Automobile Parts Sales Facility, Paint and Wallpaper Store with retail and wholesale sales, Print Shop, and Blueprinting/Photostatting Facility to "MF-33 MLOD-1 MLR-2 ERZD" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District on Lots 5-7, Block 5, NCB 15671, generally located in the 1900 block of East Sonterra Boulevard. Staff recommends Approval. (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; no registered Neighborhood Association

Michael Escalante, SAWS, stated they have visited the subject property and reviewed the application. He stated a multi-family development is being proposed. The site is undeveloped with native trees. There were no sensitive geologic features observed on site. The eastern portion of the site is on a floodplain and will require a buffer area. SAWS recommends approval with all the environmental recommendations within the SAWS report.

Ashely Fairmont, representative, requested to rezone to for a multi-family development for townhomes. This will be less dense usage.

No Public Comment

Motion

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

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

Nay: None.

3. ZONING CASE Z-2024-10700117 (Council District 2): (Continued from 10/1/2024)

A request for a change in zoning from "R-4 MLOD-3 MLR-1" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District to "C-2 MLOD-3 MLR-1" Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District on Lot 36, Block 9, NCB 10268, located at 451 Sterling Street. Staff recommends Denial. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Staff mailed 27 notices to property owners within 200', 3 in favor, 0 in opposition, no registered Neighborhood Association.

Mr. Reyes, applicant, amended at the podium to Neighborhood Commercial. He stated his intent was to have a food truck for snacks.

The applicant presented additional signatures in support.

Motion

Commissioner Watson motioned for approval as amended ("NC" Neighborhood Commercial). Commissioner Hinojosa seconded the motion. The motion carried by the following vote:

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

Nay: None.

Commission went into recess at 3:02 pm and reconvened at 3:13 pm

4. ZONING CASE Z-2024-10700154 (Council District 5): (Continued from 10/1/2024)

A request for a change in zoning from "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2NA MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on the west 37.4 feet of Lot 1, NCB 7005, located at 159 Castroville Road. Staff recommends Denial, with a Alternate Recommendation. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department).

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Staff mailed 43 notices to property owners, 0 in favor, 0 opposition; Prospect Hill Neighborhood Association, El Charro Neighborhood Association, and Brady Gardens Community Organization gave no response.

Richard Sanchez, the applicant was seeking to rezone from "R-4 MLOD-2 MLR-2 AHOD" to "C-2NA MLOD-2 MLR-2 AHOD" for pet grooming. The subject property has available parking for 13 vehicles.

Motion

Commissioner Bustamante 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.

5. ZONING CASE Z-2024-10700178 (Council District 10): (Continued from 10/1/2024)

A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on Lot 1, Block 1, NCB 18417, located at 144 O'Connor Road. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, eradio.gomez@sanantonio.gov, Development Services Department).

Staff mailed 50 notices to property owners within 200', 0 in favor, 36 in opposition, Randolph Hills Civic Club Neighborhood Association did not provide a response.

Emily Wissler, is seeking to rezone from "R-6 AHOD" to "MF-33 AHOD" in the 12.5 acre lot. The applicant amended the request to "MF-25". The proposed site plan will have 23 units for acre with a total of 296 units.

Public Comment

Barbra Garza, spoke in opposition.

Voicemail

Austin Hotchkiss, spoke in opposition.

Bart Goldblum, spoke in opposition.

Devoto Agustin, spoke in opposition.

Elizabeth Sanders, spoke in opposition.

Karen Schoolcraft, spoke in opposition.

Mark Mays, spoke in opposition.

Mary Ann Collazo. Spoke in opposition.

Nicholas Blakeney, spoke in opposition.

Penny Riley, spoke in opposition.

Robert Mays, spoke in opposition.

Rosana Murray, spoke in opposition.

Sarah Blakeney, spoke in opposition.

Sterling Darling, spoke in opposition.

Steve Collazo, spoke in opposition.

Suellen Hotchkiss, spoke in opposition.

Tony Garza, spoke in opposition.

Victoria Marquez, spoke in opposition.

Woodrow Meyer, spoke in opposition.

Rebuttal

Ms. Wissler has met with the community to address concerns. The vehicular access is limited to the existing community. Traffic is being taken into consideration.

Motion

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

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

Nay: None.

Commissioner Bustamante left the Zoning Commission meeting at 4:20 PM.

6. ZONING CASE Z-2024-10700211 (City Council 8): (Continued from 10/1/2024)

A request for a change in zoning from “RM-4” Residential Mixed District and “MF-33” Multi-Family District to “MF-18” Limited Density Multi-Family District on Lot 8, Block 1, NCB 14795, located at 9103 Wurzbach Road. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department).

Staff mailed 44 notices to property owners within 200’, 6 in favor, 6 opposition; Riot Commons Community Organization Neighborhood Association did not provide a response.

Christopher Gale, the applicant was seeking to rezone from “RM-4” Residential Mixed District and “MF-33” Multi-Family District to “MF-18”.

Public Comment

Sakib Shaikah, spoke in opposed.

Jose A. Valdez, spoke in opposed.

Dennis Isbell, spoke in support.

Voicemail

Alfredo Andrade, spoke in opposition.

Jessica Valdez, spoke in opposition.

Kerry Gonzalez, spoke in opposition.

Marla Dial Moore, spoke in opposition.

Rebuttal

Mr. Gale stated setbacks are met.

Motion

Commissioner Ortiz motioned for a continuance until November 5, 2024. Commissioner Watson seconded the motion. The motion carried by the following vote:

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

Nay: None.

7. ZONING CASE Z-2024-10700075 CD (Council District 1): October 15, 2024

A request for a change in zoning from "R-5 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 Lot 6, Block 1, NCB 12259, located at 2506

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Greencrest Drive. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department).

Staff mailed 32 notices to property owners within 200', 0 in favor, 2 in opposition; no registered Neighborhood Association.

Public Comment

Voicemail

Theresa Myers, spoke in opposition.

Motion

Commissioner Watson motioned for a continuance until November 5, 2024. Commissioner Barros seconded the motion. The motion carried by the following vote:

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

Nay: None.

8. ZONING CASE Z-2024-10700194 (Council District 2): October 15, 2024

A request for a change in zoning from "R-4 EP-1 MLOD-3 MLR-2" Residential Single-Family Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District to "RM-4 EP-1 MLOD-3 MLR-2" Residential Mixed Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District on Lot 6, Block 8, NCB 10246, located at 222 Corliss. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment Case PA-2024-11600067) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department).

Staff mailed 37 notices to property owners within 200', 0 in favor, 3 in opposition; Coliseum Willow Park Neighborhood Association gave no response; outside 200': 4 opposed.

No Public Comment

Motion

Commissioner Watson motioned for a continuance until November 5, 2024. Commissioner Barros seconded the motion. The motion carried by the following vote:

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

Nay: None.

9. ZONING CASE Z-2024-10700202 (Council District 3): October 15, 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 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 in "C-2" Commercial District and 125 dwelling units on Lots 2-5, the east 49 feet of the west 140 feet of Lot 1, and the west 91 feet of Lot 1, Block 4, NCB 7798, located at 350 Stonewall Avenue, 1126 Pleasanton Road, 1118 Pleasanton Road, 1116 Pleasanton Road, 1110 Pleasanton Road, and 1102-1108 Pleasanton Road. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment PA-2024-11600075) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department).

Staff mailed 46 notices to property owners within 200', 0 in favor, 0 in opposition, St. Leo's Neighborhood Association gave no response.

No Public Comment

Motion

Commissioner Watson motioned to approve the item as amended ("IDZ-3" High Intensity Infill Zone with permitted uses within "C-2" Commercial District and 75 dwelling units). Commissioner Barros seconded the motion. The motion carried by the following vote:

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

Nay: None.

10. **ZONING CASE Z-2024-10700206 CD (Council District 6):** October 15, 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 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 Stone Curing, Monument - Manufacturing on 0.028 acres out of NCB 13950, located at 5559 Historic Old Highway 90. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Staff mailed 20 notices to property owners within 200', 0 in favor, 0 in opposition, no registered Neighborhood.

No Public Comment

Motion

Commissioner Watson motioned to approve the item as amended ("C-2 NA"). Commissioner Barros seconded the motion. The motion carried by the following vote:

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

Nay: None.

11. **ZONING CASE Z-2024-10700209 S (Council District 2):** October 15, 2024

A request for a change in zoning from "NC MLOD-3 MLR-2" Neighborhood Commercial Martindale Military Lighting Overlay Military Lighting Region 2 District to "NC S MLOD-3 MLR-2" Neighborhood Commercial Martindale Military Lighting Overlay Military Lighting Region 2 District with a Specific Use Authorization for a Medical Clinic on the east 3.3 feet of the south 118 feet of Lot 11 and the south 118 feet of Lot 12, Block 6, NCB 1177, located at 2551 North Interstate Highway 35. Staff recommends Approval. (Associated Plan Amendment PA-2024-11600066) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department).

Staff mailed 17 notices to property owners within 200', 3 in favor, 0 in opposition, Government Hill Alliance Neighborhood Association gave no response, Government Hill Tomorrow is neutral; outside 200': 3 in favor.

No Public Comment

Motion

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

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

Nay: None.

12. **ZONING CASE Z-2024-10700222 CD (Council District 5):** October 15, 2024

A request for a change in zoning from "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District 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 four (4) dwelling units on Lot 3, Block 3, NCB 3533, located at 2810 Monterey Street. Staff recommends Approval. (Forrest Wilson, Principal Planner, 210-207-0157, Forrest.Wilson@sanantonio.gov, Development Services Department)

Staff mailed 27 notices to property owners within 200', 1 in favor, 0 in opposition, Prospect Hill Neighborhood Association is in support.

No Public Comment

Motion

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

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

Nay: None.

13. **ZONING CASE Z-2024-10700226 S (Council District 4):** October 15, 2024

A request for a change in zoning from "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 S MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for a Carwash on Lot 47, Block 1, NCB 16001, generally located in the 6600 block of Medina Base Road. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.retana@sanantonio.gov, Development Services Department).

Staff mailed 33 notices to property owners within 200', 0 in favor, 0 in opposition, Ridgestone Neighborhood Association and Heathers Cove Neighborhood Association gave no response.

No Public Comment

Motion

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

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

Nay: None.

14. **ZONING CASE Z-2024-10700227 (Council District 1):** October 15, 2024

A request for a change in zoning from "C-1 H HS AHOD" Light Commercial King William Historic Overlay Historic Landmark Airport Hazard Overlay District to "IDZ-1 H HS AHOD" Limited Intensity Infill Development Zone King William Historic Overlay Historic Landmark Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and "RM-4" Residential Mixed District on 0.125 acres out of NCB 937, located at 1210 South Alamo Street. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

This case was not heard and postponed.

15. **ZONING CASE Z-2024-10700228 (Council District 3):** October 15, 2024

A request for a change in zoning from "C-1 MLOD-2 MLR-2 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-33 MLOD-2 MLR-2 AHOD" Multi- Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 36, NCB 9483, located at 2700 Pleasanton Road. Staff recommends Approval. (Eradio Gomez, Zoning Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department).

Staff mailed 20 notices to property owners within 200', 0 in favor, 6 in opposition; Harlandale Acres Neighborhood Association is opposed and Harlandale-McCollum Neighborhood Association did not provide a response.

Public Comment

Voicemail

Roman Pena, spoke in opposition.

Motion

Commissioner Watson motioned for a continuance until November 19, 2024. Commissioner Barros seconded the motion. The motion carried by the following vote:

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

Nay: None.

16. **ZONING CASE Z-2024-10700229 (Council District 1):** October 15, 2024

A request for a change in zoning from "O-2 H HS AHOD" High-Rise Office Lavaca Historic Overlay Historic Landmark Airport Hazard Overlay District and "RM-4 H AHOD" Residential Mixed Lavaca Historic Overlay Airport Hazard Overlay District to "IDZ-3 H HS AHOD" High Intensity Infill Development Zone Lavaca Historic Overlay Historic Landmark Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, "O-2" High-Rise Office District, 325 dwelling units, Bar and/or Tavern without cover charge 3 or more days per week, Microbrewery, Winery with Bottling, Timeshares or Corporate Apartments, Hotel taller than 35 feet, Studio-Sound and Recording, Club-Private, Spa, Warehouse (Flex Space) on 3.9 acres out of NCB 13815 and "IDZ-3 H AHOD" High Intensity Infill Development Zone Lavaca Historic Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, "O-1.5" Mid-Rise Office District,

"RM-4" Residential Mixed District, 31 dwelling units, Bar and/or Tavern without cover charge 3 or more days per week, Microbrewery, Winery with Bottling, Timeshares or Corporate Apartments, Hotel, Studio-Sound and Recording, Club-Private, Spa, Warehouse (Flex Space), Fitness Center/Health Club and Sport Court with Outdoor Uses Permitted and Athletic Fields – Outdoor Permitted on Lots 1-4, Block 7, NCB 707 and 3.9 acres out of NCB 13815, located at 141 Lavaca Street and 620 Matagorda Street. Staff recommends Approval. (Associated Plan Amendment Case PA- 2024-11600068) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Staff mailed 45 notices to property owners within 200', 2 in favor, 1 opposed; Lavaca NA is in favor of the amended request, Downtown NA is in favor, San Antonio Texas District One Resident Association gave no response; outside 200': King William Neighborhood Association is in favor and 4 in favor.

Public Comment

Mr. & Mrs. Barrier, spoke in support.

Motion

Commissioner Watson motioned to approve the item as amended (lots 1-4, Block 7 "NCD-707"). Commissioner Barros seconded the motion. The motion carried by the following vote:

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

Nay: None.

17. **ZONING CASE Z-2024-10700230 CD S (Council District 3):** October 15, 2025

A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Funeral Home/Undertaking Parlor on 3.25 acres and "R-4 S AHOD" Residential Single-Family Airport Hazard Overlay District with a Specific Use Authorization for a Cemetery, Columbarium, or Mausoleum on 77.14 acres, being a total of 80.39 acres out of NCB 15667, located at 13279 FM 1937. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-859-8070, Samantha.Benavides@sanantonio.gov, Development Services Department)

Staff mailed 17 notices to property owners within 200', 1 in favor, 0 in opposition, no registered Neighborhood Association.

Public Comment

Kathleen Nichols, spoke in opposition.

Motion

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

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

Nay: None.

18. **ZONING CASE Z-2024-10700231 (Council District 8):** October 15, 2024

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A request for a change in zoning from "R-20 MLOD-1 MLR-1 MSAO-1 AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 Military Sound Attenuation Overlay Airport Hazard Overlay District, "R-6 MLOD-1 MLR-1 MSAO-1 AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 Military Sound Attenuation Overlay Airport Hazard Overlay District, "NC MLOD-1 MLR-1 MSAO-1 AHOD" Neighborhood Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Military Sound Attenuation Overlay Airport Hazard Overlay District, and "C-1 MLOD-1 MLR-1 MSAO-1 AHOD" Light Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Military Sound Attenuation Overlay Airport Hazard Overlay District to "MF-18 MLOD-1 MLR-1 MSAO-1 AHOD" Low Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 Military Sound Attenuation Overlay Airport Hazard Overlay District on 24.3 acres out of NCB 35936, generally located in the 6000 block of Camp Bullis Road. Staff recommends Approval. (Associated Plan Amendment PA-2024-11600070) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department).

Staff mailed 26 notices to property owners within 200', 1 in favor, 1 in opposition; no registered Neighborhood Association; 2 in favor outside 200', 5 opposed outside 200'.

Public Comment

David Reasonover, spoke in opposition.

Voicemail

Mary Hellen Perez, spoke in opposition.

Rachel Belinsky, spoke in opposition.

Sharry Biediger, spoke in opposition.

Motion

Commissioner Watson motioned for a continuance until November 5, 2024. Commissioner Barros seconded the motion. The motion carried by the following vote:

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

Nay: None.

19. ZONING CASE Z-2024-10700232 (Council District 2): October 15, 2024

A request for a change in zoning from "C-3 MLOD-3 MLR-1 AHOD" General Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "RM-4 MLOD-3 MLR-1 AHOD" Residential Mixed Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 8, Block 2, NCB 17630, located at 6127 FM 78 and 6135 FM 78. Staff recommends Approval. (Associated Plan Amendment Case PA-2024- 11600071) (Eradio Gomez, Zoning Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department).

Staff mailed 21 notices to property owners within 200', 0 in favor, 0 in opposition, no registered Neighborhood Association.

No Public Comment

Motion

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

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

Nay: None.

20. **ZONING CASE Z-2024-10700234 (Council District 1):** October 15, 2024

A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "BP AHOD" Business Park Airport Hazard Overlay District on Lot 10 and Lot 46, NCB 14987, located at 6603 First Park Ten Boulevard. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department).

Staff mailed 41 notices to property owners within 200', 0 in favor, 0 in opposition, San Antonio District One Resident Association gave no response.

No Public Comment

Motion

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

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

Nay: None.

21. **Consideration and Approval of the October 1, 2024 Zoning Commission Minutes.**

Motion

Commissioner Barros motioned to approve the minutes as amended. Commissioner Hui seconded the motion. The motion carried by the following vote:

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

Nay: None.

Director's Report

No report was given.

Staff Announcements

No announcements were given.

Adjournment

There being no further discussion, the meeting was adjourned at 4:50 PM.

APPROVED BY: _____ or _____
Chairman Vice-Chair

DATE: _____

ATTESTED BY: _____ DATE: _____
Executive Secretary