

City of San Antonio



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

Tuesday, June 3, 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.

1:08PM – Call to order.

Worldwide Interpreters were present.

ROLL CALL: Present: Watson, Reyes, Barros, Whitsett, Bustamante, Hui, Hinojosa, Reyes,
Absent: Chase, Gonzales, Kellum

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

Item #2

Z-2025-10700113 CD

Postponed

COMBINED HEARING

Item #3

ZONING CASE Z-2025-10700037 (Council District 5): (Continued from 5/20/2025)

A request for a change in zoning from "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Duplex to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for four (4) dwelling units on the west 52 feet of Lot 1, Block 3, NCB 2574, located at 301 East Fest

Street. Staff recommends Approval. (Associated Plan Amendment Case PA-2025- 11600019) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Staff mailed 38 notices to property owners within 200', 7 in favor, 3 in opposed; Lone Star Neighborhood Association is not opposed; outside 200' 13 in favor, 1 opposed.

No Public Comment

Motion

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

Aye: Sipes, Watson, Bustamante, Hinojosa, Reyes, Hui, Barros, Whitsett,
Nay: None

Item #10

ZONING CASE Z-2025-10700092 CD (Council District 1): June 3, 2025

A request for a change in zoning from "R-6 CD NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for a Duplex to "R-6 CD NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units on Lot 12, Block 2, NCB 3031, and "R-5 CD NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on the west 40 feet of Lot 13, Block 2, NCB 3031, located at 1144 West French Place. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

Staff mailed 30 notices to property owners within 200', 1 in favor, 1 opposed; Beacon Hill Area Neighborhood Association is requesting a continuance due to lack of information.

Public Comment

Voicemail

Cynthia Walker, is opposed and requested a continuance.

Motion

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

Aye: Sipes, Watson, Bustamante, Hinojosa, Reyes, Hui, Barros, Whitsett,
Nay: None

CONTINUANCE HEARING to June 17, 2025

Item #4**ZONING CASE Z-2025-10700086 (Council District 10):** (Continued from 5/20/2025)

A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District on Lot 12, Block 22, NCB 9061, located at 310 Bryn Mawr Drive. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2025-11600027) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Staff mailed 24 notices to property owners within 200', 0 in favor, 3 opposed; no registered Neighborhood Association. within 200'; outside 200': 18 in favor.

No Public Comment**Motion**

Commissioner Watson motioned for a continuance until June 17, 2025. Commissioner Barros seconded the motion. The motion carried by the following vote:

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

Nay: None

Item # 6**ZONING CASE Z-2025-10700107 (Council District 5):** (Continued from 5/20/2025)

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 to "C-2P CD MLOD-2 MLR-1 AHOD" Commercial Pedestrian Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on the west 55 feet of the east 100 feet of the south 140 feet of Lot 24, the west 50 feet of the south 145.2 feet of Lot 24, and the east 50 feet of the south 145.2 feet of Lot 25, Block 7, NCB 8733, located at 2227 and 2235 West Southcross Boulevard. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210- 207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Staff mailed 16 notices to property owners within 200', 1 in favor, 3 opposed; Quintana Community Neighborhood Association gave no response; outside 200': 1 in favor.

Public Comment

Jerry Arredondo, understood the item will be continued.

Voicemail

Al Rocha (Quintana Neighborhood Association), spoke in opposition.

Motion

Commissioner Watson motioned for continuance to June 17, 2025. Commissioner Barros seconded the motion. The motion carried by the following vote:

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

Nay: None

Item #9**ZONING CASE Z-2025-10700088 (Council District 1):** June 3, 2025

A request for a change in zoning from "R-4 H AHOD" Residential Single-Family Olmos Park Terrace Historic Airport Hazard Overlay District to "C-1 H AHOD" Light Commercial Olmos Park Terrace Historic Airport Hazard Overlay District on Lots 91, 92, 93, & the east 20.5 feet of Lot 94, Block 6, NCB 9012, located at 291 West Mariposa Drive. Staff recommends Approval. (Associated Plan Amendment PA-2025-11600040) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Staff mailed 32 notices to property owners within 200', 0 in favor, 1 opposed; Olmos Park Terrace Neighborhood Association and San Antonio Texas District 1 Registered Association gave no response.

Public Comment

Voicemail

Betty Eckert, spoke in opposition.

Ernest Salinas, spoke in opposition.

Geraldine Peters, spoke in opposition.

Janet Vasquez, spoke in opposition.

Lydia Rodriguez, spoke in opposition.

Patrick Vondolen, spoke in opposition.

Patty Gibbons, spoke in opposition.

Robert Gonzales, spoke in opposition.

Motion

Commissioner Watson motioned for continuance to June 17, 2025. Commissioner Barros seconded the motion. The motion carried by the following vote:

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

Nay: None

Item #12**ZONING CASE Z-2025-10700115 HL (Council District 1):** June 3, 2025

A request for a change in zoning from "FBZ T4-1 AHOD" Form Based Zoning Transect Zone 4-1 Airport Hazard Overlay District to "FBZ T4-1 HL AHOD" Form Based Zoning Transect Zone 4-1 Historic Landmark Airport Hazard Overlay District on the south 50.7 feet of Lots 1 and 2, and the south 50.7 feet of the west 7 feet of Lot 3, Block 21, NCB 855, located at 418 Atlanta Avenue. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Staff mailed 24 notices to property owners within 200', 0 in favor, 0 opposed; Downtown Neighborhood Association gave no response.

No Public Comment**Motion**

Commissioner Watson motioned for continuance to June 17, 2025. Commissioner Barros seconded the motion. The motion carried by the following vote:

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

Nay: None

INDIVIDUAL HEARING

Item #1

Consideration and action to appoint 1 primary and 1 alternate member of the Zoning Commission to serve a two-year term on the Planning Commission Technical Advisory Committee.

Riley Boesiger, Development Services Senior Planner, presented the item before the Zoning Commission.

Motion

Commissioner Barros motioned to appoint Commissioner Sipes as the Primary member of the Zoning Commission to serve a two-year term on the Planning Commission Technical Advisory Committee. Commissioner Whitsett seconded the motion. The motion carried by the following vote:

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

Motion

Commissioner Hui motioned to appoint Commissioner Sipes as the Alternate member of the Zoning Commission to serve a two-year term on the Planning Commission Technical Advisory Committee. Commissioner Reyes seconded the motion. The motion carried by the following vote:

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

Item #5

ZONING CASE Z-2025-10700090 (Council District 5): (Continued from 5/20/2025)

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 "C-2P CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on the south 39.2 feet of the west 47.36 feet of Lot 11, the south 60 feet of Lot 12, and north 94.6 feet of Lot 12, Block 8, NCB 2361, located at 402 and 406 South Zarzamora Street. Staff recommends Approval. (Associated Plan Amendment Case PA- 2025-11600030) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department).

Item #5 was presented at 1:37 PM without the applicant present.

Staff mailed 30 notices to property owners within 200', 0 in favor, 4 opposed; Historic Westside Residents Neighborhood Association is opposed, and Prospect Hill Neighborhood Association gave no response.

Bronte Frere, Zoning Planner, stated the applicant has an Amended Site Plan.

Public Comment

Frank Sanchez, spoke in opposition.

Ann Sanchez, spoke in opposition.

Motion

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

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

Nay: None.

Item #7

ZONING CASE Z-2025-10700109 (Council District 6): (Continued from 5/20/2025)

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 "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 21, Block 2, NCB 18287, located at 7630 Potranco Road. 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 within 200', 0 in favor, 1 opposed; no Neighborhood Association within 200'.

Emilie Weessler, Killen Griffen & Farrimond, presented a request to rezone from "R-6 MLOD-2 MLR-2 AHOD" to "C-2 MLOD-2 MLR-2 AHOD" Commercial.

No Public Comment

Motion

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

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

Nay: None.

Item #8

ZONING CASE Z-2025-10700013 CD (Council District 6): June 3, 2025

A request for a change in zoning from "R-6" Residential Single-Family District to "C-2NA CD" Commercial Nonalcoholic District with a Conditional Use for Construction Trades Contractors on Lot 1 and Lot 2, Block 3, NCB 17637, generally located in the

5000 block of Rogers Road. Staff recommends Denial. (Plan Amendment Case PA-2025-11600016) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

Staff mailed 21 notices to property owners within 200', 2 in favor, 3 opposed; Mountain View Acres Neighborhood Coalition is in favor.

Patrick Christensen, representative, presented a request to rezone "R-6" to "C-2NA CD" to allow for a commercial and auto window tinting business.

No Public Comment

Motion

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

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

Nay: None.

Item #11

ZONING CASE Z-2025-10700114 CD (Council District 10): June 3, 2025

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 an Assisted Living Facility with no more than sixteen (16) residents on Lot 5, Block 38, NCB 16808, located at 4215 Hilton Head Street. Staff recommends Denial. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Staff mailed 32 notices to property owners within 200', 0 in favor, 1 opposed; Northern Hills Neighborhood Association does not object; outside 200': 2 opposed.

Carol Ghanbar, applicant, presented a request to rezone "R-5" to R- 5 CD " to allow assisted living for 8 people.

No Public Comment

Motion

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

Chair Bustamante made a Friendly Amendment to

- 1) limit to 8 residences.
- 2) amended site plan.

Commissioner Whitsett Accepts the Friendly Amendment.

Commission Reyes Accepts the Friendly Amendment.

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

Item #13

ZONING CASE Z-2025-10700119 CD (Council District 10): June 3, 2025

A request for a change in zoning from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Office Warehouse on 4.73 acres out of NCB 13782, generally located in the 6000 block of Royal Ridge Drive. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

Staff mailed 53 notices to property owners within 200', 18 in favor, 0 opposed; Royal Ridge Neighborhood Association gave no response.

Cecila Parra, applicant's representative, presented a request to rezone from "O-2" to "C2-NA CD" Office WAREHOUSE to allow for the proposed use of self-service storage and office warehouse space. The request is consistent and compatible with existing and future land uses.

Public Comment

Lisa Colson, spoke in support.

Anetta Scolfield, spoke in support.

LarryMatthews, spoke in support.

Motion

Commissioner Whitsett motioned for approval as amended (amending acreage from 4.723 to 4.727). Commissioner Barros seconded the motion. The motion carried by the following vote:

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

Item #5

ZONING CASE Z-2025-10700090 (Council District 5): (Continued from 5/20/2025)

Mr. Noriega, applicant's representative, came to the podium and presented his item. The rezoning request was submitted to allow a car dealership. Community engagement efforts will continue.

Motion

Chair Bustamante opened Item #5 for reconsideration.

Motion dies

No action taken.

Item #14

Consideration and Approval of the May 20, 2025, Zoning Commission Minutes.

Motion

Commission Sipes motioned to approve the minutes as presented. Commissioner Barros seconded the motion. The motion carried by the following vote:

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

Director's Report

Melissa Ramirez, DSD Assistant Director, briefed on Legislative Items making their way to the Governor's Desk. Staff and Commission Members will be briefed at a future work session.

Staff Announcements

None.

Adjournment

There being no further discussion, the meeting was adjourned at 2:52 PM.

APPROVED BY: _____ or _____
Chairman Vice-Chair

DATE: _____

ATTESTED BY: _____ DATE: _____
Executive Secretary

