

City of San Antonio



Minutes

Zoning Commission

Development and Business Services
Center
1901 S. Alamo

Tuesday, April 1, 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.

1:00 PM – Call to order

Worldwide Interpreters were present.

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

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

Chair Bustamante introduced (D-8) Commissioner Gonzales to the Zoning Commission.

COMBINED HEARING

Item #5

ZONING CASE 2025-10700035 (Council District 4): April 1, 2025

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 "MHC MLOD-2 MLR-1 AHOD" Manufactured Home Conventional Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lots 20-22, Block 1, NCB 15632, located at 5307 Sherry Street. Staff recommends Approval. (Samantha Benavides, Zoning

Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

Staff mailed 25 notices to property owners within 200', 5 in favor, 0 in opposition; Southwest Community Association 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, Gonzales, Hui, Whitsett, Chase Sipes.

Nay: None.

Item #6

ZONING CASE Z-2025-10700036 (Council District 4): April 1, 2025

A request for a change in zoning from "C-3R MLOD-2 MLR-1 AHOD" General Commercial Restrictive Alcohol Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "MF-18 MLOD-2 MLR-1 AHOD" Limited Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot P-21F, NCB 18159, located at 1460 South Ellison Drive. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207- 0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

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

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, Gonzales, Hui, Whitsett, Chase Sipes.

Nay: None.

Item #8

ZONING CASE Z-2025-10700040 CD (Council District 7): April 1, 2025

A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 CD AHOD" General Commercial Airport Hazard Overlay District with a Conditional Use for School - Vocational Trade (Outside Storage & Training Area Permitted) on Lot 2, Block 4, NCB 14880, located at 5776 Stemmons Drive. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Staff mailed 24 notices to property owners within 200', 0 in favor, 0 in opposition; Thunderbird Hills Neighborhood Association 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, Gonzales, Hui, Whitsett, Chase Sipes.

Nay: None.

Item #9**ZONING CASE Z-2025-10700041 (Council District 3):** April 1, 2025

A request for a change in zoning from "R-5 MLOD-3 MLR-1" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 MLOD-3 MLR-1" Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District on the west 100 feet of Lot 16, Block 2, NCB 12910, located at 2423 SE Loop 410. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

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

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, Gonzales, Hui, Whitsett, Chase Sipes.

Nay: None.

Item #10**ZONING CASE Z-2025-10700042 (Council District 4):** April 1, 2025

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 "MF-18 MLOD-2 MLR-1 AHOD" Limited Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot P-3H, NCB 15172, generally located in the 6000 block of SW Loop 410. Staff recommends Approval. (Eradio Gomez, 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 for approval as presented. Commissioner Barros seconded the

motion. The motion carried by the following vote:

Aye: Watson, Barros, Bustamante, Ortiz, Gonzales, Hui, Whitsett, Chase Sipes.

Nay: None.

Item #11

ZONING CASE Z-2025-10700047 S (Council District 3): April 1, 2025

A request for a change in zoning from "I-1" General Industrial District to "R-20 S" Residential Single-Family District with a Specific Use Authorization for HUD-Code Manufactured Home on 0.9935 acres out of CB 4010, located at 4843 South 1604 East. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210- 207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

Staff mailed 6 notices to property owners within 200', 0 in favor, 0 in opposition; no Registered Neighborhood Association.

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, Gonzales, Hui, Whitsett, Chase Sipes.

Nay: None.

Commissioner Kellum exited the Board Room at 1:02 PM and reentered at 1:08 PM.

CONTINUACE HEARING to APRIL 15, 2025

Item #4

ZONING CASE 2025-10700034 (Council District 7): April 1, 2025

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 "RM-5 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 1 and the west 19 feet of Lot 2, Block 14, NCB 9234, located at 2456 Cincinnati Avenue. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Staff mailed 25 notices to property owners within 200', 0 in favor, 0 in opposition; University Park Neighborhood Association gave no response.

No Public Comment

Motion

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

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

Nay: None.

INDIVIDUAL HEARING**Item #1****ZONING CASE Z-2024-10700221 CD (Council District 8):** (Continued from 3/18/2025)

A request for a change in zoning from "C-2 GC-1 UC-1 MLOD-1 MLR-1" Commercial Hill Country Gateway Corridor Overlay IH-10/FM 1604 Urban Corridor Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District to "C-2 CD GC-1 UC-1 MLOD-1 MLR-1" Commercial Hill Country Gateway Corridor Overlay IH-10/FM 1604 Urban Corridor Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District with a on Lot P-4A, NCB 18338, located at 23293 West Interstate Highway

10. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Staff mailed 9 notices to property owners within 200', 0 in favor, 0 in opposed; no registered Neighborhood Association; outside 200' 0 In favor, 6 opposed.

Ann Sandoval, WGI Civil Engineering, was seeking to rezone to allow for use and operation of a high Auto and Light Truck Repair (includes motorized vehicles such as motorcycles and all-terrain vehicles).

The applicant amended the following:

- 1) acreage to 2.350-acres
- 2) "N/A" to the Conditional Use Zoning Change

Public Comment

Rob Mc Daniel, spoke in opposition.

Norm Miller, spoke in opposition.

Jacques Beneton, spoke in opposition.

Rebuttal

Ms. Sandoval stated there will be no ties to "C-3" zoning once the property is platted and recorded. The applicant is working with TxDot to remain in compliance.

Motion

Commissioner Gonzales motioned for a continuance until April 15, 2025. Commissioner Barros seconded the motion. The motion carried by the following vote:

Aye: Gonzales, Barros, Watson, Bustamante, Hui, Kellum, Whitsett,

Nay: Kellum, Hinojosa, Chase

Item #2**ZONING CASE Z-2025-10700028 CD S (Council District 1):** Continued from 3/18/2025

A request for a change in zoning from "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two (2) residential dwelling units to "NC CD S AHOD" Neighborhood Commercial Airport Hazard Overlay District with a Conditional Use for a Rooming House and a Specific Use Authorization for a Bed and Breakfast on Lot 19, Block 37, NCB 8805,

located at 1837 Santa Monica Street. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment PA-2025-11600009) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

Staff mailed 36 notices to property owners within 200', 5 in favor, 1 in opposed; Los Angeles Heights and San Antonio Texas District 1 Community Association gave no response.

Nathan Moore, applicant, amended his rezoning request to remove the "Specific Use Authorization for a Bed and Breakfast" and solely focus efforts on a rooming house.

Mr. Moore did block walking and revied community approval. His plan is to provide affordable community housing. Parking will be available in the front for the home and in a driveway that slopes down.

No Public Comment

Motion

Commissioner Kellum motioned for approval as amended to "NC CD" Neighborhood Commercial with Conditional Use for a Rooming House. Commissioner Gonzales seconded the motion. The motion carried by the following vote:

Aye: Watson, Gonzales, Barros, Kellum, Bustamante, Chase, Hinojosa

Nay: Hui, Sipes, Whitsett,

Item #3

ZONING CASE Z-2025-10700022 (Council District 7): April 1, 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 "R-3 MLOD-2 MLR-2 AHOD" Residential Single- Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 10 and Lot 11, Block 22, NCB 7508, located at 4033 Culebra Road. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

Staff mailed 28 notices to property owners within 200', 0 in favor, 0 in opposed; Culebra Park Neighborhood Association gave no response.

Macias Montejano, applicant, was seeking to rezone in order to continue working on his project.

No Public Comment

Motion

Commission Sipes motioned for approval as presented. Commissioner Chase seconded the motion. The motion carried by the following vote:

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

Nay: None

Item#7

ZONING CASE Z-2025-10700037 (Council District 5): April 15, 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, pending Plan Amendment. (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', 2 in favor, 3 in opposed; Lone Star Neighborhood Association is not opposed; outside 200' 1 In favor, 0 opposed.

Public Comment

Voicemail

Colton Unden, spoke in opposition.

Motion

Chair Bustamante motioned for a continuance until April 15, 2025. Commissioner Watson seconded the motion. The motion carried by the following vote:

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

Nay: None

12. Consideration and Approval of the March 18, 2025, Zoning Commission Minutes.

Motion

Commissioner Watson 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

No report was given.

Staff Announcements

None.

Adjournment

There being no further discussion, the meeting was adjourned at 2:44 PM.

APPROVED BY: _____ or _____
Chairman Vice-Chair

DATE: _____

ATTESTED BY: _____ DATE: _____
Executive Secretary

