

City of San Antonio



MINUTES

Zoning Commission

Development and Business Services

Center

1901 South Alamo

Tuesday, November 7, 2023

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.

12:00 PM Work Session: Staff briefing regarding case recommendations and other items for consideration on the posted agenda. Commissioners may direct questions to staff regarding items noticed on the posted agenda or regarding City of San Antonio policies or operations in order to elicit a response of specific factual information or a recitation of existing policy pursuant to Section 551.042 of the Texas Government Code.

1:05 PM – Call to order

WordWide Translators were present.

ROLL CALL: Present: Sipes, Fuentes, Barros, Watson, Whitsett, Chase, Bustamante, Hui, Reyes, Ortiz

Absent: Kellum

THE FOLLOWING ITEMS WILL NOT BE CONSIDERED AT ANY TIME DURING THE REGULAR ZONING COMMISSION MEETING:

Item 1	Z-2023-10700242	Postponed
Item 2	Z-2023-10700276	Postponed

Public Hearing and Consideration of the following Cases:

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

COMBINED HEARING

Item #5

ZONING CASE Z-2023-10700228 (Council District 8) Continued from 10/3/23

A request for a change in zoning from “NC MSAO-1 MLOD-1 MLR-1 AHOD” Neighborhood Commercial Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to “C-2 MSAO-1 MLOD-1 MLR-1 AHOD” Commercial Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 2.432 acres out of NCB 35936, located at 20215 West Tejas Trail. Staff recommends approval. (Associated Plan Amendment PA-2023-11600063) (Ann Benavidez, Zoning Planner, (210) 207-8202, ann.benavidez@sanantonio.gov, Development Services Department).

Staff stated 11 notices were mailed to property owners, 0 returned in favor, 1 returned in opposition, and no registered neighborhood association within 200’ radius of subject property.

No Public Comment

Motion: Commissioner Watson motioned for approval with Item #29 (L Light Industrial) as amended.

Second: Commissioner Barros

Kristie Flores, Planning Manager, stated Items #5 (NA) and #15 (C2-NA) were also amended.

Commissioner Watson and Commissioner Barros accepted the friendly amendment.

In Favor: Unanimous

Opposed: None

MOTION PASSES

Item #9

ZONING CASE Z-2023-10700225 (Council District 2): Continued from 10/17/2023

A request for a change in zoning from "I1 RIO2 UC2 AHOD" General Industrial River Improvement Overlay 2 Broadway Urban Corridor Airport Hazard Overlay District and "I1 RIO-2 AHOD" General Industrial River Improvement Overlay 2 Airport Hazard Overlay District to "IDZ3 RIO2 UC2 AHOD" High Intensity Infill Development Zone River Improvement Overlay 2 Broadway Urban Corridor Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District, "C3" General Commercial District, and MultiFamily uses (apartments and/or condominiums) not to exceed 100 units per acre, LiveWork Units, Bar and/or tavern with cover charge 3 or more days per week, Nightclub with cover charge 3 or more days per week, Alcohol beverage manufacture or brewery, Hotel taller than 35 feet, Beverage manufacture nonalcohol (including manufacturing and processing),

Entertainment Venue (outdoor), Live Entertainment with and without cover charge 3 or more days per week (not including Food Service Establishments), Food Service Establishments with cover charge 3 or more days per week (with or without accessory live entertainment), and Beverage Manufacturing or Processing with Storage and Repair of Service Vehicles and Outside Storage (Open with No Screening including Shipping Container Storage) on 1.189 acres out of NCB 965, located at 1508, 1514, and 1516 Broadway. Staff recommends Approval. (Adolfo Gonzalez, Zoning Planner, 2102075407, adolfo.gonzalez@sanantonio.gov, Development Services Department)

Staff mailed 18 notices to property owners within 200 feet, 0 returned in favor; 0 returned in opposition; no response from Government Hill Alliance or Downtown Neighborhood Association.

No Public Comment

- Motion:** Commissioner Watson to approve item as presented
- Second:** Commissioner Barros
- In Favor:** Unanimous
- Opposed:** None

MOTION PASSES

Item #13

ZONING CASE Z-2023-10700255 (Council District 10): Continued from 10/17/2023

A request for a change in zoning from "MF33 AHOD" MultiFamily Airport Hazard Overlay District to "C1 AHOD" Light Commercial Airport Hazard Overlay District on Lot 33, Block 7, NCB 12457, located at 2751 Nacogdoches Road. Staff recommends Approval. (Associated Plan Amendment PA202311600069) (Adolfo Gonzalez, Zoning Planner, 2102075407, adolfo.gonzalez@sanantonio.gov, Development Services Department)

Staff mailed 24 notices to property owners within 200 feet, 0 returned in favor; 0 returned in opposition; no registered Neighborhood Association within 200 feet.

No Public Comment

- Motion:** Commissioner Watson to approve item as presented
- Second:** Commissioner Barros
- In Favor:** Unanimous
- Opposed:** None

MOTION PASSES

Item #15

ZONING CASE Z-2023-10700267 CD (Council District 4) Continued from 10/17/23

A request for a change in zoning from "R-5 MLOD-2 MLR-1 AHOD" Residential Single-Family 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 Outdoor Storage on

Lot P-74E, NCB 15248, generally located in the 6000 block of Carmona Pass. Staff recommends approval. (Adolfo Gonzalez, Zoning Planner, (210) 207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department).

Staff stated 15 notices were mailed to property owners, 0 returned in favor, 0 returned in opposition, and no registered neighborhood association within 200' radius of subject property.

No Public Comment

Motion: Commissioner Watson motioned for approval with Items 5 (NA), 15 (C-2 NA) and 29 (L Light Industrial) as amended.

Second: Commissioner Barros

In Favor: Unanimous

Opposed: None

MOTION PASSES

Item #16

ZONING CASE Z-2023-10700180 S (Council District 1): 11/07/2023

A request for a change in zoning from "C2 AHOD" Commercial Airport Hazard Overlay District and "O2" High Rise Office Airport Hazard Overlay District to "C2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Hotel on 2.5 acres out of NCB 15829, located at 7615 Jones Maltsberger Road. Staff recommends Approval. (Kellye Sanders, Planning Coordinator, 210 207-2187, kellye.sanders@sanantonio.gov, Development Services Department)

Staff mailed 32 notices to property owners within 200 feet, 1 returned in favor; 1 returned in opposition; Shearer Hills/Ridgeview Neighborhood Association is not opposed. Property owner outside 200 feet, 1 in opposition.

No Public Comment

Motion: Commissioner Watson to approve item as presented

Second: Commissioner Barros

In Favor: Unanimous

Opposed: None

MOTION PASSES

Item #19

ZONING CASE Z-2023-10700208 (Council District 2): 11/07/2023

A request for a change in zoning from "R4 MLOD3 MLR2 AHOD" Residential Single-Family Martindale Army Airfield Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R3 MLOD3 Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R3 MLOD3 MLR2 AHOD" Single-Family Residential Martindale Army Airfield Lighting Overlay Military Lighting

Region 2 Airport Hazard Overlay District on Lot 12A and Lot 12B, Block 1, NCB 6335, located at 1048 Gibbs Street. Staff recommends Approval. (Adolfo Gonzalez, Zoning Planner, 210207 5407, adolfo.gonzalez@sanantonio.gov, Development Services Department)

Staff mailed 41 notices to property owners within 200 feet, 0 returned in favor; 0 returned in opposition; no response from Jefferson Heights Neighborhood Association.

No Public Comment

- Motion:** Commissioner Watson to approve item as amended
- Second:** Commissioner Barros
- In Favor:** Unanimous
- Opposed:** None

MOTION PASSES

Item #23

ZONING CASE Z-2023-10700269 (Council District 2): 11/07/2023

A request for a change in zoning from "C-2 H MLOD-3 MLR-2 AHOD" Commercial Dignowity Hill Historic Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "RM-4 H MLOD-3 MLR-2 AHOD" Residential Mixed Dignowity Hill Historic Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 12, Block 4, NCB 1372, located at 1914 East Houston Street. Staff recommends Approval. (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department)

Staff mailed 31 notices to property owners within 200 feet, 0 returned in favor; 0 returned in opposition; no response from Dignowity Hill Neighborhood Association.

Public Comment

In Person

- Alejandro Cruz, is neutral.
- Roberta Urrutia, is in opposition.

- Motion:** Commissioner Watson to approve item as presented
- Second:** Commissioner Barros
- In Favor:** Unanimous
- Opposed:** None

MOTION PASSES

Item #24

ZONING CASE Z-2023-10700273 (Council District 2): 11/07/2023

A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 16 and the north 2.07 feet of 15, Block 25, NCB 507, located at 1223 North Olive Street. Staff recommends Approval. (Forrest Wilson, Principal Planner, (210) 207-0157,

Forrest.Wilson@sanantonio.gov, forrest.wilson@sanantonio.gov, Development Services Department)

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

No Public Comment

- Motion:** Commissioner Watson motioned to Approve
- Second:** Commissioner Barros
- In Favor:** Unanimous
- Opposed:** None

MOTION PASSES

Item #25

ZONING CASE Z-2023-10700274 (Council District 4): 11/07/2023

A request for a change in zoning from “NP-10 MLOD-2 MLR-1 AHOD” Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to “L MLOD-2 MLR-1 AHOD” Light Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot P-51, NCB 14567, generally located in the 4600 block of Cassian Road. Staff recommends approval. (Ann Benavidez, Zoning Planner, (210) 207-8202, ann.benavidez@sanantonio.gov, Development Services Department).

Staff stated 9 notices were mailed to property owners, 0 returned in favor, 0 returned in opposition, and no registered neighborhood association within 200’ radius of subject property.

No Public Comment

- Motion:** Commissioner Watson motioned for approval with Items 5, 15 and 29 as amended.
- Second:** Commissioner Barros
- In Favor:** Unanimous
- Opposed:** None

MOTION PASSES

Item #27

ZONING CASE Z-2023-10700277 (Council District 4): 11/07/2023

A request for a change in zoning from “C-2 MLOD-2 MLR-1 AHOD” Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to “MF-33 MLOD-2 MLR-1 AHOD” Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 7.711 acres out of NCB 15269, generally located in the 5000 block of Pearsall Road. Staff recommends approval. (Ashley Leal, Senior Planner, (210) 207-6311, ashley.leal@sanantonio.gov, Development Services Department).

Staff stated 13 notices were mailed to property owners, 0 returned in favor, 0 returned in

opposition, and no responses from People Active in Community Efforts nor Southwest Community Association.

No Public Comment

- Motion:** Commissioner Watson motioned for approval with Items 5, 15 and 29 as amended.
- Second:** Commissioner Barros
- In Favor:** Unanimous
- Opposed:** None

MOTION PASSES

Item #28

ZONING CASE Z-2023-10700278 CD S (Council District 3): 11/07/2023

A request for a change in zoning from “R-5 H RIO-4 MPOD AHOD” Residential Single-Family Mission Historic River Improvement Overlay 4 Mission Protection Overlay Airport Hazard Overlay District and “C-3 H RIO-4 MPOD AHOD” General Commercial Mission Historic River Improvement Overlay 4 Mission Protection Overlay Airport Hazard Overlay District to “C-1 CD S H RIO-4 MPOD AHOD” Light Commercial Mission Historic River Improvement Overlay 4 Mission Protection Overlay Airport Hazard Overlay District with a Conditional Use for a Convenience Store (With Gasoline) and a Specific Use Authorization for a Convenience Store with Gasoline Filling Station and gas tanks having 50,000 gallons or less total tank capacity within 100-feet of single-family zoning and uses on 0.634 acres out of NCB 6917, located at 703 Mission Road. (Kellye Sanders, Planning Coordinator, (210) 207-2187, kellye.sanders@sanantonio.gov, Development Services Department).

Staff stated 22 notices were mailed to property owners, 0 returned in favor, 0 returned in opposition, and no response from Roosevelt Park Neighborhood Association.

No Public Comment

- Motion:** Commissioner Watson motioned for approval with Items 5, 15 and 29 as amended.
- Second:** Commissioner Barros
- In Favor:** Unanimous
- Opposed:** None

MOTION PASSES

Item #29

ZONING CASE Z-2023-10700279 (Council District 4): 11/07/2023

A request for a change in zoning from “NP-10 MLOD-2 MLR-1 AHOD” Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to “I-1 MLOD-2 MLR-1 AHOD” General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot P-51B, NCB 14567, generally located in the 9600 block of South IH-35. Staff recommends approval. (Adolfo Gonzalez, Zoning Planner, (210) 207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department).

Staff stated 15 notices were mailed to property owners, 0 returned in favor, 0 returned in opposition, and no registered neighborhood association within 200' radius of subject property.

No Public Comment

Motion: Commissioner Watson motioned for approval with Items 5 (NA), 15 (C-2 NA) and 29 (L Light Industrial) as amended.

Second: Commissioner Barros

In Favor: Unanimous

Opposed: None

MOTION PASSES

Item #31

ZONING CASE Z-2023-10700282 S (Council District 2): 11/07/2023

A request for a change in zoning from "C-2 MLOD-3 MLR-1" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "C-2 S MLOD-3 MLR-1" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District with a Specific Use Authorization for a Carwash on 2.709 acres out of NCB 16198, generally located in the 5500 block of US Highway 87. Staff recommends approval. (Adolfo Gonzalez, Zoning Planner, (210) 207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department).

Staff stated 23 notices were mailed to property owners, 0 returned in favor, 0 returned in opposition, and no response from Lakeside Neighborhood Association.

No Public Comment

Motion: Commissioner Watson motioned for approval with Items 5, 15 and 29 as amended.

Second: Commissioner Barros

In Favor: Unanimous

Opposed: None

MOTION PASSES

Item #32

ZONING CASE Z-2023-10700284 (Council District 3): 11/07/2023

A request for a change in zoning from "MR AHOD" Military Reserve Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on 13.050 acres out of NCB 10879, generally located in the 2000 block of Plaza. Staff recommends Approval. (Ashley Leal, Senior Planner, (210) 207-6311, Ashley.Leal@sanantonio.gov, Development Services Department).

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

No Public Comment

- Motion:** Commissioner Watson motioned for Approval.
- Second:** Commissioner Barros
- In Favor:** Unanimous
- Opposed:** None

MOTION PASSES

Item #34

ZONING CASE Z-2023-10700286 (Council District 6): 11/07/2023

A request for a change in zoning from “C-3 GC-2 MLOD-2 MLR-2 AHOD” General Commercial Highway 151 Gateway Corridor Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to “MF-33 GC-2 MLOD-2 MLR-2 AHOD” Multi-Family Highway 151 Gateway Corridor Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 5.185 acres out of NCB 17640, generally located on the 10000 block of State Hwy 151. Staff recommends Approval. (Valeria Seca, Senior Planner, (210) 207-5110, Valeria.Seca@sanantonio.gov, Development Services Department).

Staff mailed 3 notices to property owners within 200 feet, 1 returned in favor; 0 returned in opposition; no registered Neighborhood Association within 200 feet.

No Public Comment

- Motion:** Commissioner Watson approve item as presented
- Second:** Commissioner Barros
- In Favor:** Unanimous
- Opposed:** None

MOTION PASSES

Item #35

ZONING CASE Z-2023-10700287 (Council District 5): 11/07/2023

A request for a change in zoning from “I-2 AHOD” Heavy Industrial Airport Hazard Overlay District and “I-2 MLOD-2 MLR-2 AHOD” Heavy Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to “IDZ-3 AHOD” High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for a Hotel and one-hundred and fifty (150) dwelling units and “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 a Hotel and one-hundred and fifty (150) dwelling units on the east 338.98 feet and the west 164.14 feet Lot 3, Block 102, NCB 274, located at 1025 South Frio Street. Staff recommends approval. (Ann Benavidez, Zoning Planner, (210) 207-8202, ann.benavidez@sanantonio.gov, Development Services Department).

Staff stated 14 notices were mailed to property owners, 0 returned in favor, 0 returned in opposition, and no response from Historic Westside Residents Neighborhood Association.

No Public Comment

- Motion:** Commissioner Bustamante motioned for approval as presented
- Second:** Commissioner Barros
- In Favor:** Unanimous
- Opposed:** None

MOTION PASSES

Staff mailed 14 notices to property owners within 200 feet, 0 returned in favor; 0 returned in opposition; no response from Historic Westside Residence Neighborhood Association.

No Public Comment

- Motion:** Commissioner Bustamante to approve item as presented
- Second:** Commissioner Barros
- In Favor:** Unanimous
- Opposed:** None

MOTION PASSES

CONTINUANCE HEARING TO 12/05/2023

Item #6

ZONING CASE Z-2023-10700017 (Council District 5)- Continued from 10/17/2023

A request for a change in zoning from “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with uses permitted for “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. Staff recommends Approval. (Adolfo Gonzalez, Zoning Planner, 210-207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department).

Staff stated 41 notices were mailed to property owners, 0 returned in favor; 0 returned in opposition; no response from Terra Linda Neighborhood Association.

No Public Comment

- Motion:** Commissioner Watson to approve item for continuance to December 5, 2023
- Second:** Commissioner Fuentes
- Abstain:** Commissioner Bustamante
- In Favor:** Watson, Fuentes, Reyes, Hui, Ortiz, Barros, Whitsett, Chase, Sipes
- Opposed:** None

MOTION PASSES

Item #10

ZONING CASE Z-2023-10700235 CD (Council District 5): Continued from 10/17/2023

A request for a change in zoning from "R-3 MLOD-2 MLR-2 AHOD" Single-Family Residential Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-3 CD MLOD-2 MLR-2 AHOD" Single-Family Residential Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 54, Block 1, NCB 6389, located at 1019 Rivas Street. Staff recommends Approval. (Adolfo Gonzalez, Zoning Planner, 210-207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department).

Staff stated 47 notices were mailed to property owners, 1 returned in favor; 0 returned in opposition; no response from West End Hope in Action Neighborhood Association.

No Public Comment

- Motion:** Commissioner Watson to approve item for continuance to December 5, 2023
- Second:** Commissioner Fuentes
- Abstain:** Commissioner Bustamante
- In Favor:** Watson, Fuentes, Reyes, Hui, Ortiz, Barros, Whitsett, Chase, Sipes
- Opposed:** None

MOTION PASSES

Item #11

ZONING CASE Z-2023-10700239 (Council District 1): Continued from 10/17/2023

A request for a change in zoning from "C3NA S NCD5 AHOD" General Commercial Nonalcoholic Sales Beacon Hill Area Neighborhood Conservation District Overlay Airport Hazard Overlay District with a Specific Use Authorization for Warehousing and Open Storage to "IDZ2 NCD5 AHOD" Medium Intensity Infill Development Zone Beacon Hill Area Neighborhood Conservation District Overlay Airport Hazard Overlay District with uses permitted for thirtythree (33) dwelling units on Lots 29 through 37, Block 2, NCB 3597, located at 1010 West Ashby Place. Staff recommends Approval. (Kellye Sanders, Planning Coordinator, 210 207-2187, kellye.sanders@sanantonio.gov, Development Services

Staff mailed 52 notices to property owners within 200 feet, 1 returned in favor; 0 returned in opposition; Beacon Hill Neighborhood Association is in opposition, no response from Alta Vista Neighborhood Association.

No Public Comment

- Motion:** Commissioner Watson to approve item for continuance to December 5, 2023
- Second:** Commissioner Fuentes
- Abstain:** Commissioner Bustamante
- In Favor:** Watson, Fuentes, Reyes, Hui, Ortiz, Barros, Whitsett, Chase, Sipes
- Opposed:** None

MOTION PASSES

Item #12

ZONING CASE Z-2023-10700244 CD (Council District 1): Continued from 10/17/2023
 ZONING CASE Z-2023-10700244 CD (Council District 1): A request for a change in zoning from "R-6 NCD-2 AHOD" Residential Single-Family Alta Vista Neighborhood Conservation District Overlay Airport Hazard Overlay District to "R-6 CD NCD-2 AHOD" Residential Single-Family Alta Vista Neighborhood Conservation District Overlay Airport Hazard Overlay District with a Conditional Use for three (3) dwelling units on Lot 6A, Block 2, NCB 3527, located at 133 Hickman Street. Staff recommends Approval. (Kellye Sanders, Planning Coordinator, 210-207-2187, kellye.sanders@sanantonio.gov, Development Services Department).

Staff mailed 28 notices to property owners within 200 feet, 0 returned in favor; 4 returned in opposition; no response from Alta Vista Neighborhood Association or Five Points Neighborhood Association. Outside 200 feet, the Conservation Society of San Antonio requests development should conform with Alta Vista Neighborhood Conservation District Design Guidelines.

No Public Comment

- Motion:** Commissioner Watson to approve item for continuance to December 5, 2023
- Second:** Commissioner Fuentes
- Abstain:** Commissioner Bustamante
- In Favor:** Watson, Fuentes, Reyes, Hui, Ortiz, Barros, Whitsett, Chase, Sipes
- Opposed:** None

MOTION PASSES

Item #14

ZONING CASE Z-2023-10700260 (Council District 1): Continued from 10/17/2023
 A request for a change in zoning from "C3NA NCD AHOD" General Commercial Nonalcoholic Sales South Presa/South St. Mary's Street Neighborhood Conservation Airport Hazard Overlay District to "IDZ1 NCD1 AHOD" Limited Intensity Infill Development Zone South Presa/South St. Mary's Street Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "C1" Light Commercial and Bar and/or Tavern Without Cover Charge 3 or More Days Per Week on Lot 3, Block 31, NCB 2992, located at 1422 South St. Mary's Street. Staff recommends Denial. (Camryn Blackmon, Zoning Planner, (210) 2070197, camryn.blackmon@sanantonio.gov, Development Services Department)

Staff mailed 28 notices to property owners within 200 feet, 0 returned in favor; 1 returned in opposition; Lavaca Neighborhood Association is in opposition, King William Neighborhood Association is favor with conditions.

Voicemails

- Melissa Stendahl, is in opposition.

- Motion:** Commissioner Watson to approve item for continuance to December 5, 2023
- Second:** Commissioner Fuentes

Abstain: Commissioner Bustamante
In Favor: Watson, Fuentes, Reyes, Hui, Ortiz, Barros, Whitsett, Chase, Sipes
Opposed: None

MOTION PASSES

Item #20

ZONING CASE Z-2023-10700247 CD (Council District 5): 11/07/2023

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 "R-4 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 21 and Lot 22, Block 2, NCB 8951, located at 5703 Macdona Street. Staff recommends Approval. (Adolfo Gonzalez, Zoning Planner, 210-207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department).

Staff mailed 41 notices to property owners within 200 feet, 0 returned in favor; 0 returned in opposition; no response from Terra Linda Neighborhood Association.

No Public Comment

Motion: Commissioner Watson to approve item for continuance to December 5, 2023
Second: Commissioner Fuentes
Abstain: Commissioner Bustamante
In Favor: Watson, Fuentes, Reyes, Hui, Ortiz, Barros, Whitsett, Chase, Sipes
Opposed: None

MOTION PASSES

Item #21

ZONING CASE Z-2023-10700264 (Council District 7): 11/07/2023

A request for a change in zoning from "R-6 S MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for Noncommercial Sports Complex to "MF-25 MLOD-2 MLR-2 AHOD" Low Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 22.088 acres out of NCB 18623, generally located in the 4000 block of Timberhill Drive. Staff recommends Approval. (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department).

Staff mailed 75 notices to property owners within 200 feet, 1 returned in favor; 5 returned in opposition; no registered Neighborhood Association within 200 feet. Property owners outside 200 feet, 3 in opposition.

Voicemails

- Cruz Garcia, is in opposition.
- Linda Alcantar, is in opposition.
- Raul Garcia, is in opposition.

- Suzanne Gamboa, is in opposition.

Public Comment

In Person

- Mary Helen Gonzales, is in opposition.
- Art Longoria, is in opposition.
- Eugene Coronado, is in opposition.

Motion: Commissioner Watson to approve item for continuance to December 5, 2023
Second: Commissioner Fuentes
Abstain: Commissioner Bustamante
In Favor: Watson, Fuentes, Reyes, Hui, Ortiz, Barros, Whitsett, Chase, Sipes
Opposed: None

MOTION PASSES

Item #22

ZONING CASE Z-2023-10700265 (Council District 5): 11/07/2023

A request for a change in zoning from "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 37 and Lot 38, Block 14, NCB 8253, located at 4525 West Commerce Street. Staff recommends Approval. (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department) Staff mailed 32 notices to property owners within 200 feet, 0 returned in favor; 0 returned in opposition; no response from Prospect Hill Neighborhood Association or Las Palmas Neighborhood Association.

No Public Comment

Motion: Commissioner Watson to approve item for continuance to December 5, 2023
Second: Commissioner Fuentes
Abstain: Commissioner Bustamante
In Favor: Watson, Fuentes, Reyes, Hui, Ortiz, Barros, Whitsett, Chase, Sipes
Opposed: None

MOTION PASSES

Item #30

ZONING CASE Z-2023-10700281 (Council District 4): 11/07/2023

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 "IDZ-1 MLOD-2 MLR-2 AHOD" Limited Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for seventy-nine (79) dwelling units on the east 130 feet of the west 262.5 feet of the south 335.08 feet of Lot 337, the west 132.5 feet of the east 262.5 feet of Lot 337, and the east 131.25 feet of the

north 331.88 feet of Lot 338, Block 35, NCB 11134, located at 1471 and 1477 West Villaret Boulevard and 1487 East Mally Boulevard. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department).

Staff mailed 14 notices to property owners within 200 feet, 4 returned in favor; 0 returned in opposition; no registered Neighborhood Association within 200 feet.

No Public Comment

Motion: Commissioner Watson to approve item for continuance to December 5, 2023
Second: Commissioner Fuentes
Abstain: Commissioner Bustamante
In Favor: Watson, Fuentes, Reyes, Hui, Ortiz, Barros, Whitsett, Chase, Sipes
Opposed: None

MOTION PASSES

Item #36

ZONING CASE Z-2023-10700288 S (Council District 1): 11/07/2023

A request for a change in zoning from "R-6 UC-4 AHOD" Residential Single-Family North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 S UC-4 AHOD" Light Commercial North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District with a Specific Use Authorization for Commercial Parking Lot and "C-1 S AHOD" Light Commercial Airport Hazard Overlay District with a Specific Use Authorization for Commercial Parking Lot on 0.419 acres out of NCB 6518 and NCB 6805, and "NC S AHOD" Neighborhood Commercial Airport Hazard Overlay District with a Specific Use Authorization for Commercial Parking Lot on 0.341 acres out of NCB 3053, located at 119 and 134 Terry Court, and 402 and 406 East French Place. Staff recommends Approval. (Kellye Sanders, Planning Coordinator, 210-207-2187, kellye.sanders@sanantonio.gov, Development Services Department).

Staff mailed 46 notices to property owners within 200 feet, 6 returned in favor; 3 returned in opposition; The Tobin Hill Community Association is requesting a continuance. Property owner outside 200 feet, 1 in favor.

Public Comment

Voicemails

- Ralph Chris, is in favor.

Motion: Commissioner Watson to approve item for continuance to December 5, 2023
Second: Commissioner Fuentes
Abstain: Commissioner Bustamante
In Favor: Watson, Fuentes, Reyes, Hui, Ortiz, Barros, Whitsett, Chase, Sipes
Opposed: None

MOTION PASSES

Commissioner Bustamante entered at 1:25 pm.

INDIVIDUAL HEARING

Item #3

ZONING CASE Z-2023-10700217 ERZD (Council District 8): 11/07/2023

A request for a change in zoning from “MPCD MLOD-1 MLR-1 UC-1 GC-1 AHOD” Master Plan Community Development Camp Bullis Military Lighting Overlay Military Lighting Region 1 IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Airport Hazard Overlay District and “MPCD MLOD-1 MLR-1 AHOD” Master Plan Community Development Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to “MPCD MLOD-1 MLR-1 UC-1 GC-1 AHOD” Master Plan Community Development Camp Bullis Military Lighting Overlay Military Lighting Region 1 IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Airport Hazard Overlay District and “MPCD MLOD-1 MLR-1 AHOD” Master Plan Community Development Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Site Plan Amendment from Commercial to Mixed Use on 4.688 acres on Lot 11, Block 6, NCB 14747, located at 5423 North Loop 1604 West. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 14 notices to property owners withing 200 feet, 0 returned in favor, 0 returned in opposition; no registered Neighborhood Association within 200 feet.

Mike Escalante, SAWS Research Protection Division, is present and comes to the podium to present recommendations on multifamily development. The 4.68 acres developed site is not in a flood plain, no portion of the site has sensitive geologic features. 71% impervious cover should not be increased. SAWS recommends approval with all environmental recommendations within the SAWS report.

Applicant, Rob Killen, comes to the podium with presentation regarding amending zoning from Extended Stay Hotel to Multi-family and Extended Stay Apartments. There is an existing building with 153 units already on premises with no plans to add additional units.

No Public Comment

- Motion:** Commissioner Ortiz to approve item as presented
- Second:** Commissioner Barros
- In Favor:** Unanimous
- Opposed:** None

MOTION PASSES

Item #4

ZONING CASE Z-2023-10700263 (ETJ – Closest to Council Districts 3 & 4): 11/07/2023

A request to assign zoning to and change the zoning district boundaries of multiple properties generally located south of Loop 410 between Pearsall Road and US Highway 181 South, from “OCL” Outside the City Limits, “RP” Resource Protection District, “C-2” Commercial District, “RD” Rural Development District, and “FR” Farm and Ranch District to “RP” Resource Protection

District, “RP S” Resource Protection District with Specific Use Authorization for a HUD-Code Manufactured Home, “RP CD S” Resource Protection District with a Conditional Use for 2 Dwelling Units and a Specific Use Authorization for HUD-Code Manufactured Homes, “RE” Residential Estate District, “RE S” Residential Estate District with a Specific Use Authorization for a HUD-Code Manufactured Home, “RE CD S” Residential Estate District with a Conditional Use for 2 Dwelling Units and a Specific Use Authorization for HUD-Code Manufactured Homes, “R-20” Residential Single-Family District, “NP-8” Neighborhood Preservation District, “NP-8 CD” Neighborhood Preservation District with a Conditional Use for 2 Dwelling Units, “NP-8 CD S” Neighborhood Preservation District with a Conditional Use for 2 Dwelling Units and a Specific Use Authorization for HUD-Code Manufactured Homes, “R-5” Residential Single-Family District, “R-4” Residential Single-Family District, “R-4 CD” Residential Single-Family District with a Conditional Use for 2 Dwelling Units, “C-2” Commercial District, “C-3” General Commercial District, “L” Light Industrial District, “BP” Business Park District, and “FR” Farm and Ranch District; also applying zoning overlay districts “AHOD” Airport Hazard Overlay District, “MLOD-2” Lackland Military Lighting Overlay District, “MLR-2” Lackland Military Lighting Region-2, “MPOD-4” Mission Protection Overlay District, and World Heritage Buffer Zone as applicable on approximately 4,206 acres out of CB 4002-1, CB 4007, CB 4007-5, CB 4007-6, CB 4007-9, CB 4010, CB 4014, CB 4069, CB 4069B, CB 4069-B, CB 4136, CB 4167, CB 4167-1, CB 4167-2, CB 4167-3, CB 4167A, CB 4187, CB 4188, CB 4204, CB 4283, CB 4283B, CB 4295, CB 4296, CB 4297, CB 4298, CB 4298D, CB 4300, CB 4301, CB 4310A, CB 5722, NCB 14493, NCB 14568, NCB 14569, NCB 16622, NCB 16627, and ANCEL 69, on multiple addresses generally located south of Loop 410 between Pearsall Road and US Highway 181 South . Staff recommends Approval. (Associated Plan Amendment PA-2023-11600067) (Clint Eliason, Planning Coordinator, 210-207-0268, Clinton.Eliason@sanantonio.gov).

In Area #1, staff mailed 42 notices to property owners within 200 feet, 1 returned in favor; 0 returned in opposition; no registered Neighborhood Association within 200 feet.

In Area # 2, staff mailed 99 notices to property owners within 200 feet, 0 returned in favor; 0 returned in opposition; no registered Neighborhood Association within 200 feet.

In Area # 3, staff mailed 71 notices to property owners within 200 feet, 0 returned in favor; 0 returned in opposition; no registered Neighborhood Association within 200 feet.

In Area #4, staff mailed 284 notices to property owners within 200 feet, 1 returned in favor; 0 returned in opposition; no registered Neighborhood Association within 200 feet.

In Area #5, staff mailed 44 notices to property owners within 200 feet, 0 returned in favor; 0 returned in opposition; no registered Neighborhood Association within 200 feet.

In Area #6, staff mailed 20 notices to property owners within 200 feet, 2 returned in favor; 0 returned in opposition; no registered Neighborhood Association within 200 feet.

In Area #7, staff mailed 77 notices to property owners within 200 feet, 0 returned in favor; 2 returned in opposition; no registered Neighborhood Association within 200 feet.

In Area #8, staff mailed 83 notices to property owners within 200 feet, 1 returned in favor; 0 returned in opposition; no registered Neighborhood Association within 200 feet.

In Area #9, staff mailed 34 notices to property owners within 200 feet, 2 returned in favor; 0 returned in opposition; no registered Neighborhood Association within 200 feet.

In Area #10, staff mailed 13 notices to property owners within 200 feet, 0 returned in favor; 0 returned in opposition; no registered Neighborhood Association within 200 feet.

In Area #11 staff mailed 174 notices to property owners within 200 feet, 0 returned in favor; 2 returned in opposition; no response from Southton Community Neighborhood Association.

In Area #12, staff mailed 73 notices to property owners within 200 feet, 0 returned in favor; 1 returned in opposition; no registered Neighborhood Association within 200 feet.

Public Comment

In Person

- Ashley Fairmond spoke on appropriate zoning for land use and not wanting to rely on nonconforming uses in area 8.
- James Griffin, is in support.
- Leonardo Hernandez, is in opposition.
- Valentino Vera, has questions and concerns. His questions are answered.
- Regina Gonzales, has questions and is requesting uses on FR. This has been defined for the citizen.
- Art Ayala, is neutral.
- Robert Martinez, has questions on how this may potentially affect his roadway.
- Diana Vasquez, is in opposition.

Voicemails

- Ann Morris DePalma, is in favor.
- Lisa Brzozowski, is in opposition.
- Trevor Baker, is in opposition.

Motion: Commissioner Fuentes to approve as presented
Second: Commissioner Reyes
In Favor: Fuentes, Reyes, Watson, Hui, Ortiz, Barros, Whitsett, Chase
Opposed: Sipes, Bustamante

MOTION PASSES

Motion: Commissioner Fuentes to reconsider item
Second: Commissioner Barros
In Favor: Unanimous
Opposed: None

MOTION PASSES

Motion: Commissioner Fuentes to approve item as presented

Second: Commissioner Whitsett
In Favor: Unanimous
Opposed: None

MOTION PASSES

Item #7

ZONING CASE Z-2023-10700091 CD (Council District 6): Continued from 10/03/2023

A request for a change in zoning from "R6 MLOD2 MLR1 AHOD" Residential Single Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C2 MLOD2 MLR1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C2NA CD MLOD2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Truck Repair and Maintenance with Oversized Vehicle Storage on 6.73 acres out of NCB 13942, located at 1621 South Callaghan Road. Staff recommends Denial.

(Associated Plan Amendment PA202311600060) (Adolfo Gonzalez, Zoning Planner, 210207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department)

Staff mailed 56 notices to property owners within 200 feet, 3 returned in favor; 0 returned in opposition; no registered Neighborhood Association within 200 feet. Property owners outside 200 feet, 1 in favor.

Applicant Miguel Ortega’s representative, Bobby Herrera comes to the podium with presentation. States currently there is manual tire service, to include oversized vehicles will be parked on property overnight, Monday - Friday, 7:30 am to 6:30pm.

Voicemails

- Arath Herrera, is in support.
- Tedoro Martinez, is in support.

Motion: Commissioner Hui for denial
Second: Commissioner Fuentes
In Favor: Unanimous
Opposed: None

MOTION PASSES

Item #17

ZONING CASE Z-2023-10700183 (Council District 8): 11/07/2023

ZONING CASE Z-2023-10700183 (Council District 8): A request for a change in zoning from “R-6 MLOD-1 MLR-2" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District” to “MF-18 MLOD-1 MLR-2" Limited Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District” on 10.77 acres out of CB 4549, generally located in the 16000 block of Kyle Seale Parkway. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 14 notices to property owners within 200 feet, 1 returned in favor; 0 returned in opposition; no registered Neighborhood Association within 200 feet. Property owners outside 200 feet, 13 in opposition. Outside 200 feet, Sonoma Ridge Neighborhood Association is in opposition.

Applicant representative is present, Matthew Gilbert. 10.77 is seeking rezoning for the development of 130 townhomes. A Full Environmental Study and Traffic Study is required, could not confirm if it had been completed yet.

Public Comment

In Person

- Edan Critchfield, is in opposition.
- Floyd Olivares, is in opposition.

Voicemails

- Heriberto Cuevas, is in opposition.
- Jeffery Walter, is in opposition.
- Tariq Hussain, is in opposition.

Rebuttal

The proposed development is for attached townhouses, not the attached multifamily apartment style dwelling units. A full environmental study has been completed and this information will be shared with the neighborhood.

Motion: Commissioner Ortiz to approve item for continuance to December 5, 2023
Second: Commissioner Fuentes
In Favor: Unanimous
Opposed: None

MOTION PASSES

Item #18

ZONING CASE Z-2023-10700186 (Council District 5): 11/07/2023

A request for a change in zoning from "C2 MLOD2 MLR2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ2 MLOD2 MLR2 AHOD" Medium Intensity Infill Development Zone Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with permitted for six (6) dwelling units on Lot 10A, Lot 10B, and Lot 11A, NCB 2190, located at 1407 Leal Street. Staff recommends Approval. (Camryn Blackmon, Zoning Planner, (210) 2070197, camryn.blackmon@sanantonio.gov, Development Services Department)

Staff mailed 24 notices to property owners within 200 feet, 0 returned in favor; 0 returned in opposition; no response from Prospect Hill Neighborhood Association or West End Hope in Action Neighborhood Association.

Public Comment

In Person

- Russell Felan, is in favor

Motion: Commissioner Bustamante to approve item for continuance to December 5, 2023
Second: Commissioner Watson
In Favor: Bustamante, Watson, Fuentes, Hui, Ortiz, Barros, Whitsett, Chase, Sipes
Opposed: Reyes

MOTION PASSES

Item #26

ZONING CASE Z-2023-10700275 (Council District 7): 11/07/2023

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 Lot P-1, Lot 83, and Lot 84, Block 22, NCB 7508, located at 4796 Rita Avenue. Staff recommends Approval. (Adolfo Gonzalez, Zoning Planner, (210) 207-5407, Adolfo.gonzalez@sanantonio.gov, Development Services Department.

Staff mailed 36 notices to property owners within 200 feet, 0 returned in favor; 0 returned in opposition; no response from Culebra Park Neighborhood Association.

Applicant, Theresa Perez-Chavez, was present. She noted the property was zoned for commercial but she wanted to place a manufactured home on property for elderly father and herself to live in.

No Public Comment

Motion: Commissioner Sipes to approve item as presented
Second: Commissioner Bustamante
In Favor: Unanimous
Opposed: None

MOTION PASSES

Item #33

ZONING CASE Z-2023-10700285 S (Council District 2): 11/07/2023

A request for a change in zoning from "I-1 MLOD-3 MLR-1 AHOD" General Industrial Martindale Army Airfield Military Lighting Overlay Airport Hazard Overlay District to "I-2 S MLOD-3 MLR-1 AHOD" Heavy Industrial Martindale Army Airfield Military Lighting Overlay Airport Hazard Overlay District with a Specific Use Authorization for Sanitary Landfill on 552 square feet out of NCB 10597, located at 5523 Dietrich Road. Staff recommends Approval. (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department).

Staff mailed 8 notices to property owners within 200 feet, 0 returned in favor; 0 returned in opposition; no registered Neighborhood Association within 200 feet.

Applicant, Ashley Farrimond is present. The property is for discharge zone for portable restrooms. The applicant is requesting a continuance.

No Public Comment

Motion: Commissioner Watson to approve item for continuance to December 5, 2023
Second: Commissioner Barros
In Favor: Unanimous
Opposed: None

MOTION PASSES

Minutes

Consideration and approval of October 17, 2023 Zoning Commission Minutes.

Motion: Commissioner Whitsett to approve item as amended
Second: Commissioner Fuentes
In Favor: Unanimous
Abstain: Ortiz
Opposed: None

MOTION PASSES

Director's Report – No report at this time.

Adjournment.

There being no further business, the meeting was adjourned at 4:22 P.M.

APPROVED BY: _____ or _____
Robert Sipes, Chair

DATE: _____

ATTESTED BY: _____ DATE: _____
Melissa Ramirez, Assistant Director