

City of San Antonio



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

Tuesday, February 18, 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, Hinojosa, Reyes, Ortiz, Barros, Whitsett, Kellum, Sipes, Bustamante, Hui, Chase

Absent: None.

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

COMBINED HEARING

Item #5

ZONING CASE Z-2024-10700276 S (Council District 7): February 18, 2025

A request for a change in zoning from "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 S MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for a Solar Farm on the south 585 feet of Lot 4, NCB 11556, located at 4950 Callaghan Road. Staff recommends Approval. (Associated Plan Amendment

PA-2024-11600099) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantnio.gov, Development Services Department)

Staff mailed 31 notices to property owners within 200', 0 in favor, 1 in opposition, Ingram Hills Neighborhood Association is in favor; and Thunderbird Neighborhood Association gave no response.

Tim Howard, InterTech Automotive Research, applicant, amended subject property to 3.110 acres out of NCB 11556.

No Public Comment

Motion

Commissioner Watson motioned for approval as amended. 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.

Item #9

ZONING CASE Z-2024-10700299 CD S (Council District 8): February 18, 2025

A request for a change in zoning from "C-3 S GC-1 MLOD-1 MLR-2" General Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District with a Specific Use Authorization for a Wireless Communication System and "C-2 S GC-1 MLOD-1 MLR-2" Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District with a Specific Use Authorization for a Wireless Communication System to "C-3 CD S GC-1 MLOD-1 MLR-2" General Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for Manufactured Home/Oversize Vehicle Sales, Service, or Storage and a Specific Use Authorization for a Wireless Communication System on Lot 3, Block 12, NCB 15825, located at 5410 Pecan Springs Road. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department).

Staff mailed 11 notices to property owners within 200', 1 in favor, 0 in opposition, Riot Commons Community Organization gave no response.

Vanessa Rodriguez, Brown & McDonald amended at the podium to "NA" designation.

No Public Comment

Motion

Commissioner Watson motioned for approval as amended ("NA" designation). 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.

Item #10**ZONING CASE Z-2024-10700308 (Council District 5):** February 18, 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 "RM-5 MLOD-2 MLR-1 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 17, Block 17, NCB 8990, located at 843 Southwest 37th Street. 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', 3 in favor, 0 in opposition; Los Jardines Neighborhood Association is in favor.

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, Hinojosa, Reyes, Hui, Sipes, Kellum, Whitsett, Chase.
Nay: None.

Item #11**ZONING CASE Z-2024-10700311 (Council District 4):** February 18, 2025

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 and "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family 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 TR- A1, Lot TR-A2, Lot TR-B1, Lot TR-B6, Lot TR-C4, Lot TR-E1, Lot TR-E2, Lot P-1, Lot P-1D, Lot P-26A, NCB 13976, located at 13976 Quintana Road. Staff recommends Approval. (Associated Plan Amendment Case PA-2024-11600096) (Alexa Retana, Zoning Planner, 210- 207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Staff mailed 18 notices to property owners within 200', 0 in favor, 0 in opposition; Southwest Community Association 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, Hinojosa, Reyes, Hui, Sipes, Kellum, Whitsett, Chase.
Nay: None.

Item #12**ZONING CASE Z-2024-10700312 S (Council District 4):** February 18, 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-2 S MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for a Hospital on 9.141 acres out of NCB 18087, generally located in the 13000 block of Southwest Loop 410. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Staff mailed 22 notices to property owners within 200', 2 in favor, 0 in opposition; Vida Home Owners 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, Hinojosa, Reyes, Hui, Sipes, Kellum, Whitsett, Chase.
Nay: None.

Item #13

ZONING CASE Z-2024-10700314 (Council District 1): February 18, 2025

A request for a change in zoning from "NC IDZ NCD-5 AHOD" Neighborhood Commercial Infill Development Zone Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "IDZ-1 NCD-5 AHOD" Limited Intensity Infill Development Zone Beacon Hill Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "NC" Neighborhood Commercial District and Tattoo Parlor/Studio on the east 77 feet of Lot 16, Block 3, NCB 3032, located at 319 Blanco Road. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Staff mailed 27 notices to property owners within 200', 0 in favor, 0 in opposition; Beacon Hill Area Neighborhood Association is in Favor and San Antonio Texas District 1 Residents Association gave no response.

Public Comment

Voicemail

Cosima Colvin, Beacon Hill Neighborhood Association, spoke in support.

Cynthia Walker, Beacon Neighborhood Association, spoke in support.

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, Hinojosa, Reyes, Hui, Sipes, Kellum, Whitsett, Chase.
Nay: None.

Item #14

ZONING CASE Z-2024-10700318 (Council District 4): February 18, 2024

A request for a change in zoning from "NP-8 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "RM-6 AHOD" Residential Mixed Airport Hazard Overlay District Lots 1-3, Block 38, NCB 14569, located at 14570 Quesenberry Road. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210- 207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

Staff mailed 18 notices to property owners within 200', 0 in favor, 0 in opposition; no Neighborhood Association within 200'.

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, Hinojosa, Reyes, Hui, Sipes, Kellum, Whitsett, Chase.

Nay: None.

Item #15**ZONING CASE Z-2024-10700319 CD (Council District 5):** February 18, 2025

A request for a change in zoning from "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "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 a Home Improvement Center, and "C-3R MLOD-2 MLR-1 AHOD" General Commercial Restrictive Alcoholic 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 a Home Improvement Center on Lot 188, Block 3, NCB 8124, located at 924 South San Augustine Avenue. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

Staff mailed 34 notices to property owners within 200', 2 in favor, 0 in opposition; Las Palmas Neighborhood Association did not provide a 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, Hinojosa, Reyes, Hui, Sipes, Kellum, Whitsett, Chase.

Nay: None.

Item #17**ZONING CASE Z-2024-10700322 (Council District 2):** February 18, 2024

A request for a change in zoning from "I-2 EP-1 MLOD-3 MLR-1" Heavy Industrial Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "I-1 EP-1 MLOD-3 MLR- 1" General Industrial Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District on Lot 1, NCB 10577, located at 706 Frost Bank Center Drive. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Staff mailed 16 notices to property owners within 200', 1 in favor, 0 in opposition; United Homeowners Improvement Association 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, Hinojosa, Reyes, Hui, Sipes, Kellum, Whitsett, Chase.
Nay: None.

Item #18

ZONING CASE Z-2024-10700323 (Council District 2): February 18, 2025

A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District on Lot 7, Block 4, NCB 1279, located at 1606 North Pine Street. Staff recommends Approval. (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, 0 in opposition; Government Hill Alliance 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, Hinojosa, Reyes, Hui, Sipes, Kellum, Whitsett, Chase.
Nay: None.

Item #19

ZONING CASE Z-2024-10700324 (Council District 1): February 18, 2025

A request for a change in zoning from "C-3 RIO-2 AHOD" General Commercial River Improvement Overlay 2 Airport Hazard Overlay District to "C-3 IDZ RIO-2 AHOD" General Commercial Infill Development Zone River Improvement Overlay 2 Airport Hazard Overlay District on Lots 10 - 12, NCB 7006, located at 109 West Grayson Street. Staff recommends Approval. (Eradio Gomez,

Senior Planner, 210- 207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

Staff mailed 18 notices to property owners within 200', 0 in favor, 1 in opposition; Tobin Hill Community Neighborhood Association is in Support; San Antonio Texas District 1 Resident Association did not provide a response; outside 200' 1 in favor.

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, Hinojosa, Reyes, Hui, Sipes, Kellum, Whitsett, Chase.
Nay: None.

Item #20

ZONING CASE Z-2024-10700325 (Council District 1): February 18, 2025

A request for a change in zoning from "IDZ NCD-2 AHOD" Infill Development Zone Alta Vista Neighborhood Conservation Airport Hazard Overlay District with uses permitted for Entertainment Venue (Indoor), Theater - Indoor with Two or Less Screens and/or Stages, and Studio - Fine or Performing Arts to "IDZ-2 NCD-2 AHOD" Medium Intensity Infill Development Zone Alta Vista Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and 16 Dwelling Units on Lots 9 and 10, Block 8, NCB 1891, located at 725 and 741 West Ashby Place. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Staff mailed 30 notices to property owners within 200', 0 in favor, 8 in opposition. Alta Vista Neighborhood Association does not oppose, and San Antonio Texas District 1 Resident Association gave no response, outside 200': 1 opposed, 1 in favor.

Public Comment

Kathleen Bailey, spoke in opposition.

Voicemail

Erin Zavko, Alta Vista Neighborhood Association, spoke in support.

Jennifer Koshman, spoke in support.

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, Hinojosa, Reyes, Hui, Sipes, Kellum, Whitsett, Chase.
Nay: None.

Item #21

ZONING CASE Z-2024-10700326 S (Council District 1): February 18, 2025

A request for a change in zoning from "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Bingo Hall to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Party House, Reception Hall, Meeting Facilities on 0.148 acres out of NCB 12025, located at 7142 San Pedro Avenue. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

Staff mailed 13 notices to property owners within 200', 1 in favor, 0 in opposition; Shearer Hills/Ridgeview, San Antonio Texas District 1 Resident 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, Hinojosa, Reyes, Hui, Sipes, Kellum, Whitsett, Chase.

Nay: None.

Item #22

ZONING CASE Z-2024-10700329 CD (Council District 3): February 18, 2025

A request for a change in zoning from "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Food Processing Facility to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Food Products - Wholesale and Storage on Lot 19, Block 8, NCB 10943, located at 1031 Hot Wells Boulevard. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

Staff mailed 36 notices to property owners within 200', 0 in favor, 0 in opposition. Highland Neighborhood Association is in favor.

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, Hinojosa, Reyes, Hui, Sipes, Kellum, Whitsett, Chase.

Nay: None.

Item #23

ZONING CASE Z-2024-10700331 S (Council District 1): February 18, 2025

A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-1 S AHOD" Light Commercial Airport Hazard Overlay District with a Specific Use Authorization for Medical Clinic on Lot 2, Block 6, NCB 369, located at 127 Lewis Street. 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', 1 in favor, 0 in opposition; Tobin Hill Community Neighborhood Association is in Support; San Antonio Texas District 1 Resident Association did not provide a 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, Hinojosa, Reyes, Hui, Sipes, Kellum, Whitsett, Chase.
Nay: None.

Item #25

ZONING CASE Z-2025-10700003 (Council District 9): February 18, 2025

A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 0.186 acres out of NCB 15853, located at 12438 West Avenue. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207- 8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Staff mailed 18 notices to property owners within 200', 2 in favor, 0 in opposition; no registered Neighborhood Association within 200'.

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, Hinojosa, Reyes, Hui, Sipes, Kellum, Whitsett, Chase.
Nay: None.

Item #26

ZONING CASE Z-2025-10700006 (Council District 1): February 18, 2025

A request for a change in zoning from "RM-4 CD AHOD" Residential Mixed Airport Hazard Overlay District with a Conditional Use for Caterers and Catering Shop (No On-Premises Food Services) to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 11, NCB 11690, located at 3838 and 3900 West Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA- 2025-11600001) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Staff mailed 36 notices to property owners within 200', 1 in favor, 0 in opposition; 0 opposed; North Central Neighborhood Association is in support, Dellview Area Neighborhood Association and San Antonio Texas District 1 Residents 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, Hinojosa, Reyes, Hui, Sipes, Kellum, Whitsett, Chase.
Nay: None.

Item #27

ZONING CASE Z-2025-10700007 (Council District 10): February 18, 2025

A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 12.622 acres out of NCB 16588, generally located in the 7200 block of North Loop 1604 East. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2025-11600002) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Staff mailed 10 notices to property owners within 200', 0 in favor, 0 in opposition; no registered Neighborhood Association within 200'.

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, Hinojosa, Reyes, Hui, Sipes, Kellum, Whitsett, Chase.
Nay: None.

CONTINUANCE HEARING TO March 4, 2025

Item #3

ZONING CASE Z-2024-10700259 (Council District 1): February 18, 2025

A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 4 and Lot 5, Block 19, NCB 8490, located at 2310 Santa Monica Street and 2314 Santa Monica Street. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Staff mailed 19 notices to property owners within 200', 0 in favor, 0 in opposition; Los Angeles Heights Neighborhood Association is opposed, San Antonio Texas District One Resident Association gave no response.

No Public Comment

Motion

Commissioner Watson motioned for a continuance until March 4, 2025. 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

Item #4

ZONING CASE Z-2024-10700260 (Council District 1): February 18, 2025

A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lots 12-14, Block 29, NCB 8480, generally located in the 2300 block of Sacramento Street. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

Staff mailed 35 notices to property owners within 200', 0 in favor, 0 in opposition; Los Angeles Heights Neighborhood Association is opposed, San Antonio Texas District One Resident Association gave no response.

No Public Comment

Motion

Commissioner Watson motioned for a continuance until March 4th, 2025. 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

Item #7

ZONING CASE Z-2024-10700278 S (Council District 10): February 18, 2025

A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use for a Carwash on Lot 15, Block 1, NCB 16797, located at 15015 Jones Maltsberger Road. Staff recommends Denial. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Staff mailed 22 notices to property owners within 200', 1 in favor, 2 in opposition outside 200' 0 in favor, 4 opposed; Oak Park Hollow Neighborhood Association gave no response.

Public Comment

Voicemail

Joyce Rickman, spoke in opposition.

Linda & Rick Somers, spoke in opposition.

Pat Cathcart, spoke in opposition.

Motion

Commissioner Watson motioned for a continuance until March 4th, 2025. 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

Motion

Chair Bustamante motioned to reconsider.

Motion dies.

CONTINUANCE HEARING TO March 18, 2025

Item #1

ZONING CASE Z-2024-10700282 (Council District 5): (Continued from 2/4/2025)

A request for a change in zoning from "C-2NA MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 0.496 acres out of NCB 8721, located at 1246 South General McMullen Drive. Staff recommends Denial. (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, 0 in opposed; El Charro Neighborhood Association is in support, Westwood Square Neighborhood Association and Brady Gardens Neighborhood Association gave no response.

No Public Comment

Motion

Commissioner Watson motioned for a continuance until March 18, 2025. Commissioner Barros seconded the motion. The motion carried by the following vote:

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

INDIVIDUAL HEARING

Item #2

ZONING CASE Z-2024-10700194 (Council District 2): February 18, 2025

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 opposed; Coliseum

Willow Park Neighborhood Association is in favor; outside 200': 4 opposed.

LouAnn, Gonzalez, applicant, was seeking to rezone property to allow for 4 units. Ms. Gonzalez amended her request to 3 units ("RM-5") at the podium.

No Public Comment

Motion

Commissioner Watson motioned for approval as amended (to 3 units "RM-5"). Commissioner Reyes seconded the motion. The motion carried by the following vote:

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

Item #6

ZONING CASE Z-2024-10700277 CD (Council District 3): February 18, 2025

A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Funeral Home or Undertaking Parlor and "C-2NA CD MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region Airport Hazard Overlay District with a Conditional Use for Funeral Home or Undertaking Parlor on the north 90 feet of the east 225 feet of Lot 249, Block 25, NCB 11124, located at 555 Moursund Boulevard. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

Staff mailed 18 notices to property owners within 200', 0 in favor, 0 in opposed. No Neighborhood Association within 200'.

Juan Bass, applicant, was seeking to rezone property to allow for operation of a funeral home. He brings a wealth of knowledge as he was worked in the industry close to two decades. Mr. Bass is committed to bring in letters of support from neighboring properties.

No Public Comment

Motion

Commissioner Hinojosa motioned for a 2-week continuance to March 6, 2025. Commissioner Barros seconded the motion. The motion carried by the following vote:

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

Item #8

ZONING CASE Z-2024-10700295 (Council District 8): February 18, 2025

A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "PUD C-3 AHOD" Planned Unit Development General Commercial Airport Hazard Overlay District to "MXD AHOD" Mixed Use Airport Hazard Overlay District with a maximum

density of 75 units per acre on Lot 18 and Lot 39, NCB 13662 and "PUD MXD AHOD" Planned Unit Development Mixed Use Airport Hazard Overlay District with a maximum density of 75 units per acre on Lot 32, NCB 13662, located at 8401 and 8415 Datapoint Drive. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment PA-2024-11600087) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

Staff mailed 241 notices to property owners within 200', 2 in favor, 6 in opposed; Riot Commons Community Organization gave no response.

Ashley Farrimond, Killen Griffin & Farrimond applicant, was seeking to rezone the 13.048-acre property to "C-3" and "C-3 PUD AHOD Urban Mixed-Use". Ms. Farrimond stated the subject property will have height limitations, location will be near residential, existing building will be used with building construction limitations and tree plantings. Density has been reduced from 75 units in an acre to 60 units in an acre.

No Public Comment

Motion

Commissioner Ortiz motioned for approval as amended (Density has been reduced from 75 units in an acre to 60 units in an acre). Commissioner Watson seconded the motion. The motion carried by the following vote:

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

Nay: None

Item #16

ZONING CASE Z-2024-10700320 (Council District 1): February 18, 2025

A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-6 AHOD" Residential Mixed Airport Hazard Overlay District on Lots 47 and 48, Block 5, NCB 6793, located at 741 East Myrtle Street. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

Staff mailed 48 notices to property owners within 200', 1 in favor, 0 in opposed; Tobin Hill Community Neighborhood Association is opposed; San Antonio Texas District 1 Resident Association gave no response.

Rene Ruiz, applicant's representative, is seeking to rezone the subject property to "RM-6 AHOD" Residential Mixed.

Public Comment

Voicemail

Rick Schell, Tobin Hill Community Neighborhood Association, spoke in opposition.

Rebuttal

Mr. Ruiz further stated that the main home has a short term rental permit and the applicant was

under the assumption the same could be done with the back unit. The STR application for the back unit has been withdrawn. In short, the applicant wants to maximize the value of the property.

Motion

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

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

Nay: Watson, Hui

Item #24

ZONING CASE Z-2025-10700001 (Council District 6): February 18, 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 "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot P-80, Block 53, NCB 15573, located at 6916 Pinn Road. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Staff mailed 36 notices to property owners within 200', 0 in favor, 0 in opposed; no registered Neighborhood Association within 200'.

Saphire Aguilar, Bexar Engineering, applicant, is seeking to rezone the subject property from "R-6" to "R-4". The property is in the platting process.

Public Comment

Joe Martinez, spoke in opposition.

Rebuttal

A flood plain analysis was coordinated, and it was determined the community water runoff can be alleviated in the detention pond.

Motion

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

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

Nay: None.

28. Consideration and Approval of the February 4, 2025, Zoning Commission Minutes.

Motion

Commissioner 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

No report was given.

Staff Announcements

No Staff Announcements

Adjournment

There being no further discussion, the meeting was adjourned at 2:38 PM.

APPROVED BY: _____ or _____
Chairman Vice-Chair

DATE: _____

ATTESTED BY: _____ DATE: _____
Executive Secretary

