

City of San Antonio



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

Tuesday, June 18, 2024

1:00 PM

1901 S. Alamo

The meeting was called to by Chair Sipes order at 1:03 PM and roll was called by the Dezarae Leal noting the following members present:

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

Absent: Kellum

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

1. **ZONING CASE Z-2024-10700054 ERZD (Council District 8):** June 18, 2024

A request for a change in zoning from "PUD R-6 ERZD" Planned Unit Development Residential Single-Family Edwards Recharge Zone District with a Reduced Perimeter Setback of 10 Feet to "PUD MF-18 ERZD" Planned Unit Development Limited Density Multi-Family Edwards Recharge Zone District with a Reduced Perimeter Setback of 10 Feet on Lot P-33, NCB 15841, generally located in the 12600 block of Bamberger Way. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-5407, Alexa.Retana@sanantonio.gov, Development Services Department)

Staff mailed 29 notices to property owners, 1 in favor, 3 opposition; no registered Neighborhood Association, outside 200': 4 opposed.

Michael Escalante, SAWS, stated they have visited the subject property and reviewed the application. He stated residential development is being proposed. There were no sensitive geologic features observed on site nor is the site located within the floodplain. SAWS recommends approval with all the environmental recommendations within the SAWS report.

Ashley Farrimond, applicant’s representative, stated a request for "PUD R-6 ERZD" Planned Unit Development Residential Single-Family Edwards Recharge Zone District with a Reduced Perimeter Setback of 10 Feet; to allow for 32-units on 17 lots. Owners will live on site.

Public Comment

Voicemail:

- Hayley Latshaw, spoke in opposition.
- Jameson Hochadel, spoke in opposition.
- Mike Humphreys, spoke in opposition.
- Citizen, spoke in opposition.
- Renee Lamparter, spoke in opposition.
- Shannon Winfield, spoke in opposition.

In person:

- Mike Humphries, is in opposition.
- Collin Elliot, is in opposition.

Rebuttal

Ashley Farrimond stated the proposed zoning will add 13 units and a traffic review will be conducted during the permitting stage.

Motion

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

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

2. **ZONING CASE Z-2023-10700361 CD (Council District 2)** - (Continued from 5/21/2024):
 A request for a change in zoning from "R-6 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-5 CD MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on the south 100 feet of Lot 10, Block 1, NCB 3133, located at 305 Sandmeyer Street. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

This item was postponed and not heard at this meeting.

3. **ZONING CASE Z-2023-10700372 CD (Council District 7)** - (Continued from 5/21/2024):
 A request for a change in zoning from "R-5 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a

Conditional Use for Home Improvement Center on Lot 8, Lot 9, and the west 31.3 feet of Lots 7 and 10, Block 35, NCB 11475, located at 4131 Culebra Road. Staff recommends Denial, with an Alternate Recommendation. (Alexa Retana, Zoning Planner, 210-207-5407, Alexa.Retana@sanantonio.gov, Development Services Department)

Staff mailed 30 notices to property owners, 0 in favor, 1 opposition; Culebra Park Neighborhood Association is in favor of "C-2NA CD" with Conditional Use for Home Improvement Center and "R-5 CD" with Conditional Use for Noncommercial Parking Lot.

Daniel Aguilar, applicant’s representative, stated a request for "C-2 CD MLOD-2 MLR-2 AHOD" is being proposed. The applicant has met with City Council and has canvassed the neighborhood.

Mr. Aguilar amends his request at the podium to “C-2NA CD”.

No Public Comment

Motion

Chair Sipes motioned for a continuance to until July 16, 2024. Commissioner Barros seconded the motion. The motion carried by the following vote:

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

Nay: None

4. **ZONING CASE Z-2024-10700073 (Council District 3)** - (Continued from 6/4/2024):

A request for a change in zoning from "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 5.33 acres out of NCB 11126, located at 4337, 4343, and 4347 Commercial Avenue. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-5407, Alexa.Retana@sanantonio.gov, Development Services Department)

Staff mailed 30 notices to property owners, 3 in favor 4 opposed, Harlandale-McCollum Neighborhood Association gave no response, outside 200': 1 opposed.

Alvin Peters, applicant’s representative, stated a request for "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family. 3 apartment buildings are proposed for development totaling 126 units.

No Public Comment

Motion

Commissioner Hinojosa motioned to approved item as presented. Commissioner Whitsett seconded the motion. The motion carried by the following vote:

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

Nay: None

5. **ZONING CASE Z-2024-10700098 (Council District 1)** - (Continued from 6/4/2024):

A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-33" Multi-Family District on the west 50 feet of Lot 3, the northeast 5.55 feet of Lot 3, and the southwest 44.45 feet of Lot 4, Block 5, NCB 831, located at 1010 and 1014 East Euclid Avenue. Staff recommends Approval. (Eradio Gomez, Zoning Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

Staff mailed 25 notices to property owners, 0 in favor, 0 opposition; Tobin Hill Neighborhood Association is opposed.

Public Comment

Voicemail:

Richard Shell, spoke in opposition.

Motion

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

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

Nay: None

6. **ZONING CASE Z-2022-10700029 (Council District 4):** June 18, 2024

A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on 34.506 acres out of CB 4296 and CB 4297, located at 15895 South State Highway 16. Staff recommends Denial. (Associated Plan Amendment Case PA-2022-116000120) (Kellye Sanders, Planning Coordinator, 210-207-2187, kellye.sanders@sanantonio.gov, Development Services Department)

Staff mailed 82 notices to property owners, 1 in favor, 0 opposition; no registered Neighborhood Association within 200'.

Fermin Rajunov, applicant, stated a request to rezone to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on 34.506 acres. Applicant presented a site plan on the screen.

No Public Comment

Motion

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

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

Nay: Bustamante, Ortiz

Commission went into recess at 2:57 pm and reconvened at 3:10 pm
Commissioner Barros exited the Board Room at 2:57 pm

7. **ZONING CASE Z-2024-10700001 S (Council District 1):** June 18, 2024

A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Carwash on Lot 11, Lot 12, and Lot 13, Block 1, NCB 3928 located at 909 West Hildebrand Avenue. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-5407, Alexa.Retana@sanantonio.gov, Development Services Department)

Staff mailed 24 notices to property owners, 0 in favor, 1 opposition; Beacon Hill Neighborhood Association is neutral.

Public Comment

Voicemail:

Beacon Hill Neighborhood Association, is in favor.

Motion

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

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

Nay: None

8. **ZONING CASE Z-2024-10700052 CD (Council District 2):** June 18, 2024

A request for a change in zoning from "R-6 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-6 CD MLOD-3 MLR-2 AHOD" Single-Family Residential Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units on Lot 1 and Lot 2, Block 2, NCB 1173, located at 1606 East Carson Street. Staff recommends Approval. (Eradio Gomez, Zoning Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

Staff mailed 34 notices to property owners, 0 in favor, 8 opposition; Government Hill Neighborhood Association did not provide a response.

Elbert Fuqua, applicant, he is proposing a 4-unit project to be rezoned to R-6 CD MLOD-3 MLR-2 AHOD".

Public Comment

Voicemail:

Phillys Newman, spoke in favor.

Steve Versteeg, was neutral.

In person:

Rose Hill, spoke in support.

Bertha Dominguez, spoke in opposition.

Melanie Cervantez, spoke in opposition.

Rebuttal

Applicant stated the project would bring life to the community.

Motion

Commissioner Watson motioned for denial of item as presented. Commissioner Whitsett seconded the motion. The motion failed by the following vote:

Aye: Watson, Hui, Sipes, Whitsett,

Nay: Hinojosa, Reyes, Bustamante, Chase, Ortiz

Motion

Commissioner Chase motioned to reconsider item as presented. Commissioner Reyes seconded the motion. The motion failed by the following vote:

Aye: Hinojosa, Reyes, Chase

Nay: Watson, Bustamante, Hui, Sipes, Ortiz, Whitsett

9. **ZONING CASE Z-2024-10700081 CD (Council District 5):** June 18, 2024

A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on the east 16.5 feet of Lot 15 and the west 30 feet of Lot 16, Block 4, NCB 2209, located at 1019 Perez Street. Staff Recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

The applicant requested a 4-week continuance. Staff mailed 29 notices to property owners, 1 in favor, 22 in opposition; Gardendale Neighborhood Association is in opposition, no response from West End Hope in Action Neighborhood Association.

Public Comment

Voicemails:

Alberto Reyna, spoke in opposition.

Bo Lim, spoke in opposition.

Dora Perez, spoke in opposition.

Eddie Monreal, spoke in opposition.

Jesse Monreal, spoke in opposition.

Jon Carlo Luera, spoke in opposition.

JR (Gardendale Neighborhood Association), spoke in opposition.

Maricela Garza (Gardendale Neighborhood Association), spoke in opposition.

Ralph Garza, spoke in opposition.

Renee Restee, spoke in opposition.

Motion

Commissioner Whitsett motioned for a continuance to until July 16, 2024. Commissioner Bustamante seconded the motion. The motion carried by the following vote:

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

Nay: None

10. **ZONING CASE Z-2024-10700086 (Council District 5):** June 18, 2024

A request for a change in zoning from "C-3NA MLOD-2 MLR-1 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-18 MLOD-2 MLR-1 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 1.113 acres out of Lot 6, the south 108 feet of Lot 6, and the north 16 feet of Lot 7, NCB 8134, located at 1017 and 1019 South San Eduardo Avenue. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

The applicant requested a 4-week continuance. Staff mailed 42 notices to property owners, 0 in favor, 0 in opposition; no response from the Las Palmas Neighborhood Association.

No Public Comment

Motion

Commissioner Whitsett motioned for a continuance to until July 16, 2024. Commissioner Bustamante seconded the motion. The motion carried by the following vote:

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

Nay: None

11. **ZONING CASE Z-2024-10700094 (Council District 5):** June 18, 2024

A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for one (1) dwelling unit on Lot B, NCB 2569, located at 124 East Cevallos Street. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

Staff mailed 26 notices to property owners, 2 in favor, 0 in opposition; no response from the Lone Star Neighborhood Association.

Jose Sepulveda, applicant’s representative, sated he was seeking the build hope with favorable setbacks.

No Public Comment

Motion

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

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

Nay: None

12. **ZONING CASE Z-2024-10700110 S (Council District 3):** June 18, 2024

A request for a change in zoning from "PUD MF-18 AHOD" Planned Unit Development Limited Density Multi-Family Airport Hazard Overlay District with a Reduced Perimeter Setback of 10-feet to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use for a Carwash on 1.850 acres out of NCB 16623, generally located in the 11000 block of South US Highway 181. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Staff mailed 8 notices to property owners, 1 in favor, 0 in opposition; no registered Neighborhood Association with in 200’.

No Public Comment

Motion

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

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

Nay: None

13. **ZONING CASE Z-2024-10700111 CD (Council District 5):** June 18, 2024

A request for a change in zoning from "I-1 MLOD-2 MLR-1 AHOD" General Industrial 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 Bar and/or Tavern without a cover charge 3 or more days per week on the south 75 feet of Lot 39, NCB 11304, located at 1621 Quintana Road. Staff recommends Approval. (Eradio Gomez, Zoning Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

Staff mailed 24 notices to property owners, 0 in favor, 0 in opposition; Quintana Community Neighborhood Association did not provide a response.

No Public Comment

Motion

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

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

Nay: None

14. **ZONING CASE Z-2024-10700118 (Council District 4):** June 18, 2024

A request for a change in zoning from "FBZ MLOD-2 MLR-2 AHOD" Form Base Zoning Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-40 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 19.68 acres out of CB 4285, generally located in the 10000 block of South Zarzamora Street. Staff Recommends Denial. (Associated Plan Amendment Case PA-2024-11600038) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

The applicant requested a 4-week continuance. Staff mailed 15 notices to property owners, 3 in favor outside 200', 0 in opposition; no registered Neighborhood Association within 200'.

No Public Comment**Motion**

Commissioner Whitsett motioned for a continuance to until July 16, 2024. Commissioner Bustamante seconded the motion. The motion carried by the following vote:

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

Nay: None

Approval of Minutes

Commissioner Whitsett addressed the May 21, 2024 and requested an update on the community meeting.

Commissioner Bustamante stated the Minutes from May 21, 2024 were not part of the public notice, therefore cannot be addressed at the Zoning Commission Meeting.

Audrey Zamora, City Attorney, asked if approved minutes were being addressed.

In order amend approved minutes, they must be an item for consideration on the posted agenda.

Audrey Zamora, City attorney, stated that the minutes are a very big picture record. The recording provides all of the detail.

15. Consideration and Approval of the June 4, 2024 Zoning Commission Minutes.

Motion

Commissioner Whitsett motioned for a continuance to until June 4, 2024. Commissioner Reyes seconded the motion. The motion carried by the following vote:

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

Nay: None

Abstain: Watson

Director's Report

No report was given.

Staff Announcements

None

Adjournment

There being no further discussion, the meeting was adjourned at 4:20 PM.

APPROVED BY: _____ or _____
Chairman Vice-Chair

DATE: _____

ATTESTED BY: _____ DATE: _____
Executive Secretary