

City of San Antonio



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

Tuesday, March 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.

1:01 PM – Call to order

Worldwide Interpreters were present.

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

Absent: Sipes, Barros, Hinojosa

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

Item #2

Z-2024-10700083

Postponed

COMBINED HEARING

Item #4

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

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-3NA CD S GC-1 MLOD-1 MLR-2" General Commercial Nonalcoholic Sales Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for Parking and/or Storage - Long Term 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.

No Public Comment

Motion

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

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

Nay: None.

Item #5

ZONING CASE Z-2025-10700020 CD (Council District 5): March 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-6 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for a Noncommercial Parking Lot on Lots 10 and 11, Block 27, NCB 8791, located at 104 Griffin Avenue. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Staff mailed 33 notices to property owners within 200', 0 in favor, 0 in opposition; Quintana Community Neighborhood Association does not oppose.

No Public Comment

Motion

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

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

Nay: None.

Item #7

ZONING CASE Z-2025-10700026 (Council District 5): March 18, 2025

A request for a change in zoning from "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "RM-6 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 31 and 32, Block 11, NCB 7497, located

at 259 Dolores Avenue. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

Staff mailed 42 notices to property owners within 200', 1 in favor, 0 in opposition; and there is no Neighborhood Association.

No Public Comment

Motion

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

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

Nay: None.

Item #8

ZONING CASE Z-2025-10700027 (Council District 1): March 18, 2025

A request for a change in zoning from "R-6 H HS AHOD" Residential Single-Family Tobin Hill Historic Overlay Historic Significant Airport Hazard Overlay District to "IDZ-1 H HS AHOD" Limited Intensity Infill Development Zone Tobin Hill Historic Overlay Historic Significant Airport Hazard Overlay District with uses permitted for three (3) dwelling units on the east 40 feet of Lot 5 and the west 23 feet of lot 6, Block 28, NCB 397, located at 518 East Park Avenue. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Staff mailed 32 notices to property owners within 200', 4 in favor, 0 in opposition; Tobin Hill Community Neighborhood Association responded with a neutral stance; San Antonio Texas District 1 RA gave no response.

No Public Comment

Motion

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

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

Nay: None.

Item #10

ZONING CASE Z-2025-10700030 S (Council District 10): March 18, 2025

A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "NC S AHOD" Neighborhood Commercial Airport Hazard Overlay District with a Specific Use Authorization for Athletic Fields - Outdoor Permitted on 8.744 acres out of CB 5078 and NCB 12163, located at 528 Ira Lee Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2025-11600007) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Staff mailed 25 notices to property owners within 200', 1 in favor, 5 in opposition; no registered Neighborhood Association; outside 200': 1 opposed.

Public Comment

Voicemail mails

Andrew Dodson, spoke in opposition.

Charles Torkelson, spoke in opposition.

Daniel Ray, spoke in opposition.

David Bell spoke in opposition.

Genese Bell, spoke in opposition.

Johnny Aldridge, spoke in opposition.

Krystalyn Wylie spoke in opposition.

Laura Rolf, spoke in opposition.

Mary Claire Kiser, spoke in opposition.

Ernst Wesley Thompson, spoke in opposition.

Motion

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

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

Nay: None.

Item #12

ZONING CASE Z-2025-10700032 CD (Council District 1): March 18, 2025

A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on Lot 16H, NCB 8407, located at 125 De Chantle Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2025-11600008) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Staff mailed 18 notices to property owners within 200', 0 in favor, 1 in opposition; Maverick Neighborhood Association and San Antonio Texas District 1 Registered Association gave no response.

No Public Comment

Motion

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

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

Nay: None.

CONTINUACE HEARING to APRIL 1, 2025**Item #3****ZONING CASE Z-2024-10700221 CD (Council District 8):** March 18, 2025

A request for a change in zoning from "C-2 GC-1 UC-1 MLOD-1 MLR-1" Commercial Hill Country Gateway Corridor Overlay IH-10/FM 1604 Urban Corridor Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District to "C-2 CD GC-1 UC-1 MLOD-1 MLR-1" Commercial Hill Country Gateway Corridor Overlay IH-10/FM 1604 Urban Corridor Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District with a Conditional Use for Auto and Light Truck Repair (includes motorized vehicles such as motorcycles and all-terrain vehicles) on Lot P-4A, NCB 18338, located at 23293 West Interstate Highway 10. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Staff mailed 9 notices to property owners within 200', 0 in favor, 1 in opposition; outside 200' 0 in favor, 6 Opposed; no registered Neighborhood Association within 200'.

No Public Comment**Motion**

Commissioner Watson motioned for a continuance until April 1st, 2025. Commissioner Ortiz seconded the motion. The motion carried by the following vote:

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

Nye: None

CONTINUACE HEARING to APRIL 15, 2025**Item #6****ZONING CASE Z-2025-10700024 CD (Council District 1):** March 18, 2025

A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Noncommercial Parking Lot on Lot 18, Block 198, NCB 9656, located at 1829 San Angelo Boulevard. Staff recommends Denial. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

Staff mailed 31 notices to property owners within 200', 0 in favor, 0 in opposition; Dellview Area Neighborhood Association and San Antonio Texas District 1 Residents Association gave no response.

No Public Comment**Motion**

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

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

Nye: None

INDIVIDUAL HEARING

Item #1

ZONING CASE Z-2024-10700282 (Council District 5): (Continued from 2/18/2025)

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.

Amin Jivani, applicant, was seeking to rezone to allow for use and operation of a liquor store.

Public Comment

Hortense Espinoza, spoke in opposition.

Voicemail

Velma Pena, spoke in opposition.

Rebuttal

Mr. Jivani, stated he would like to open and put his property to use.

Motion

Chair Bustamante motioned for approval as presented. Commissioner Watson seconded the motion. The motion carried by the following vote:

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

Nay: None

Item #9

ZONING CASE Z-2025-10700028 CD S (Council District 1): March 18, 2025

A request for a change in zoning from "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two (2) residential dwelling units to "NC CD S AHOD" Neighborhood Commercial Airport Hazard Overlay District with a Conditional Use for a Rooming House and a Specific Use Authorization for a Bed and Breakfast on Lot 19, Block 37, NCB 8805, located at 1837 Santa Monica Street. Staff recommends Denial, with an Alternate Recommendation. (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 opposed; Los Angeles Heights and Sn Antonio Texas District 1 Registered Association gave no response.

Mr. Moore, applicant, requested to rezone the subject property to allow for housing residents and long-term tourists. As there is a need for high quality responsible housing in the area and this plan conforms to that vision.

No Public Comment

Motion

Commissioner Kellum motioned for a denial as presented. Commissioner Hui seconded the motion. The motion failed by the following vote:

Aye: Watson, Reyes, Hui, Kellum,

Nay: Bustamante, Ortiz, Whitsett, Chase

Motion

Commissioner Ortiz motioned for a two-week continuance to April 1, 2025. Commissioner Chase seconded the motion. The motion failed by the following vote:

Aye: Watson, Reyes, Hui, Kellum, Bustamante, Ortiz, Whitsett, Chase

Nay: None.

Item #11

ZONING CASE Z-2025-10700031 (Council District 4): March 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 "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 47, Block 31, NCB 15850, located at 1245 Boling Brook Street. Staff recommends Denial. (Eradio Gomez, Senior Planner, (210) 207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

Staff mailed 32 notices to property owners within 200', 0 in favor, 0 opposed; no registered Neighborhood Association.

Rene La Funete, applicant's representative amended "NC" Auto Lube Commercial.

Benny Campos, applicant, stated he intends to operate a smaller shop with same day service. Additionally, he would like to get the community involved in learning the trade as vocational schooling can be costly.

Rene La Fuente, applicant's representative amended to "C-1 CD" Light Commercial with Conditional Use for Auto and Truck Repair.

Benny Campos, applicant, stated he intends to operate a smaller shop with same day service. Additionally, he would like to get the community involved in learning the trade as vocational schooling can be costly.

Motion

Commissioner Reyes motioned for approval with Conditions as read into the record:

- 1) No temporary signage: wind-wavers, snipes, bandit or pennant signs.
- 2) Downward facing lighting
- 3) Hours of Operation: Monday – Saturday, 7:00 am – 7:00 pm

Commissioner Ortiz seconded the motion. The motion carried by the following vote:

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

Nay: None.

13. Consideration and Approval of the March 1, 2025, Zoning Commission Minutes.

Motion

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

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

Director’s Report

No report was given.

Staff Announcements

None.

Adjournment

There being no further discussion, the meeting was adjourned at 3:37 PM.

APPROVED BY: _____ or _____
Chairman Vice-Chair

DATE: _____

ATTESTED BY: _____ DATE: _____
Executive Secretary

