

## City of San Antonio



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

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Tuesday, February 4, 2025

1:00 PM

1901 S. Alamo

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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.

**1:04 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:

|                |                        |                  |
|----------------|------------------------|------------------|
| <b>Item #1</b> | Z-2024-10700197/PA-082 | <b>Postponed</b> |
| <b>Item #8</b> | Z-2024-10700327/PA-101 | <b>Postponed</b> |

### **COMBINED HEARING**

#### **Item #7**

**ZONING CASE Z-2024-10700321 (Council District 1):** February 4, 2025

A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "O-1.5 AHOD" Mid-Rise Office Airport Hazard Overlay District on 1.914 acres out of NCB 18207, located at 825 East Basse Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2024-11600100) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Staff mailed 14 notices to property owners within 200', 4 in favor, 0 in opposition.  
No response from Oak Park Northwood Neighborhood Association or San Antonio Texas District One Residents Association.

**No Public Comment**

**Motion**

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

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

**Nay:** None.

**Item #9**

**ZONING CASE Z-2024-10700333 CD (Council District 8):** February 4, 2025

A request for a change in zoning from "MF-33" Multi-Family District to "C-2NA CD" Commercial Nonalcoholic Sales District with a Conditional Use for Office Warehouse (Flex Space) on 6.268 acres out of NCB 14795, generally located in the 4400 block of Bluemel Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2024-11600102) (Alexa Retana, Zoning Planner, 210-207-8062, [Alexa.Retana@sanantonio.gov](mailto:Alexa.Retana@sanantonio.gov), Development Services Department)

Staff mailed 18 notices to property owners within 200', 1 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, Hinojosa, Reyes, Hui, Sipes, Kellum, Whitsett, Chase.

**Nay:** None.

**Item #10**

**ZONING CASE Z-2024-10700334 (Council District 2):** February 4, 2025

A request for a change in zoning from "I-2 MLOD-3 MLR-1" Heavy Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "L MLOD-3 MLR-1" Light Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District on Lot 2, NCB 10571, located at 3935 North Panam Expressway. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, [Bronte.Frere@sanantonio.gov](mailto:Bronte.Frere@sanantonio.gov), Development Services Department)

Staff mailed 15 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, Hinojosa, Reyes, Hui, Sipes, Kellum, Whitsett, Chase.

**Nay:** None.

**CONTINUANCE HEARING TO February 18, 2025****Item #4****ZONING CASE Z-2024-10700282 (Council District 5):** (Continued from 1/7/2025)

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 Bustamante motioned for a continuance until February 18, 2025. Commissioner Watson 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-2024-10700007 CD (Council District 7):** (Continued from 1/7/2025)

A request for a change of zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units on Lot 17, Block 7, NCB 8099, located at 327 Bexar Drive. Staff recommends Denial, with an Alternate Recommendation. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Staff mailed 29 notices to property owners within 200', 0 in favor, 1 in opposed. No registered Neighborhood Association within 200'.

**Commissioner Ortiz entered the Board Room at 1:09 PM.**

Sergio Nunez, applicant, requested a change of zoning to provide the community with affordable housing. Mr. Nunez reached out to the neighboring residents through block walking and used social media platforms to educate citizens on his proposal.

DSD Traffic Engineers have no issues with parking on the subject property.

**No Public Comment****Motion**

Chair Sipes motioned for approval as presented. Commissioner Bustamante 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 #3****ZONING CASE Z-2024-10700255 CD (Council District 7):** (Continued from 1/7/2025)

A request for a change in zoning from "C-2NA" Commercial Nonalcoholic Sales District and "R-6" Residential Single-Family District to "C-1 CD" Light Commercial District with a Conditional Use for Office Warehouse/Flex Space on Lot 4 and Lot 14, NCB 18009, located at 11006 Bandera Road. Staff recommends Denial. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

Staff mailed 25 notices to property owners within 200', 0 in favor, 1 in opposed within 200'; no Neighborhood Association within 200'.

Al Carroll, TRI TECH, requested to rezone property to "C-1 CD" Light Commercial District with a Conditional Use for Office Warehouse/Flex Space. The applicant has neighborhood support in form of letters.

**No Public Comment****Motion**

Chair Sipes motioned for a denial. Commissioner Ortiz seconded the motion. The motion carried by the following vote:

**Aye:** Watson, Ortiz, Hinojosa, Reyes, Sipes, Kellum.

**Nay:** Bustamante, Hui, Barros, Whitsett, Chase.

**Item#5****ZONING CASE Z-2024-10700270 S (Council District 4):** February 4, 2025

A request for a change in zoning from "FR" Farm and Ranch District to "L S" Light Industrial District with a Specific Use Authorization for Storage - Outside (Open with No Screening Required) on 5 acres out of CB 4187, located at 19529 Applewhite Road. Staff recommends Denial, with an Alternate Recommendation. (Eradio Gomez, Senior Planner, 210-207-0197,

Eradio.Gomez@sanantonio.gov, Development Services Department).

Staff mailed 12 notices to property owners within 200', 0 in favor, 1 in opposed;  
outside 200' feet 2 in opposition, no Neighborhood Association within 200'.

Gerardo Castrina, applicant, requested to rezone the subject site to allow for storage of containers.

### **Public Comment**

Alberth Escoberto, spoke in opposition.

Christopher Below, spoke in opposition.

Norm Roof yielded time to Christopher Below.

Theodore Smith yielded time to Christopher Below.

### **Rebuttal**

Mr. Castrina further emphasized the site will only be used to container storage.

### **Motion**

Commissioner Reyes motioned for a denial as resented. Commissioner Hinojosa 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 #6**

**ZONING CASE Z-2024-10700306 (Council District 10):** February 4, 2025

A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on Lots 18 and 19, Block 1, NCB 17658, located at 6909 North Loop 1604 East. Staff recommends Denial. (Bronte Frere, Zoning Planner, 210-207- 5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Staff mailed 15 notices to property owners within 200', 0 in favor, 0 in opposed;  
no registered Neighborhood Association within 200'.

Darren Hanson, applicant, requested to rezone "MF-33 AHOD" Multi-Family. In partnership with San Antonio Housing Trust, Mr. Hanson plans to develop the property for housing of 380 units. This will take place in 2 phases. The units will be 3-4 bedrooms.

### **No Public Comment**

### **Motion**

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

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

**Nay:** None.

**Item #11**

Discussion and Election of Zoning Commission Officers for 2025.

Nomination & Consideration of Vice-Chair, Pro-Tem, and Chair for the Zoning Commission

Chair Sipes nominated Commissioner Watson for Chair. Commissioner Chase seconded the motion.

**Aye:** Sipes, Kellum, Whitsett, Chase.

**Nay:** None

**Abstain:** Bustamante, Watson

Commissioner Barros nominated Commissioner Bustamante for Chair. Commissioner Hui seconded the motion.

**Aye:** Barros, Hui, Reyes, Hinojosa, Ortiz

**Nay:** None

**Abstain:** Bustamante, Watson

Commissioner Bustamante is nominated as Chair for 2025.

Commissioner Ortiz nominated Commissioner Watson as Vice-Chair

Commissioner Barros seconded the motion.

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

**Nay:** None

**Abstain:** Watson

Commissioner Watson is nominated as Vice-Chair for 2025.

**Motion**

Commissioner Watson nominated Commissioner Hui as Pro-Tem

Commissioner Ortiz seconded the motion.

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

**Nay:** None

Commissioner Hui is nominated as Pro-Tem for 2025.

**Item #12**

Consideration and Approval of the January 7, 2025 Zoning Commission Minutes.

**Motion**

Chair Sipes 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**

No Staff Announcements

**Adjournment**

There being no further discussion, the meeting was adjourned at 2:28 PM.

APPROVED BY: \_\_\_\_\_ or \_\_\_\_\_  
Chairman Vice-Chair

DATE: \_\_\_\_\_

ATTESTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

Executive Secretary



