

City of San Antonio



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

Tuesday, September 17, 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: Kellum, Watson, Hinojosa, Reyes, Bustamante, Hui, Sipes, Ortiz, Whitsett, Chase

Absent: Barros

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

Commissioner Bustamante exited the Board Room at 1:35 pm.

Commissioner Bustamante reentered the Board Room at 1:37 pm.

1. ZONING CASE Z-2023-10700366 CD (Council District 6): (Continued from 8/20/2024)

A request for a change in zoning from "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "C-2NA MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, and "C-2NA CD MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales 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 Oversize Vehicle Storage on Lot 160, NCB 8237, located at 555 Historic Old US Highway 90. Staff recommends Denial. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Staff mailed 37 notices to property owners within 200', 4 in favor, 2 in opposition, no response from Los Jardines Neighborhood Association; outside 200': 6 in favor.

No Public Comment

Motion

Commissioner Whitsett motioned for a continuance until October 1, 2024. Commissioner Barros seconded the motion. The motion carried by the following vote:

Aye: Whitsett, Barros, Hinojosa Reyes, Sipes, Barros, Whitsett, Chase.

Nay: None.

Recused: Bustamante.

2. ZONING CASE Z-2024-10700083 (Council District 5): (Continued from 8/20/2024)

A request for a change in zoning from "R-5 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 a Duplex to "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 eight (8) dwelling units on Lot 3, Block 38, NCB 6281, located at 608 South Park Boulevard. Staff recommends Denial. (Associated Plan Amendment PA-2024-11600034) (Samantha Benavides, Zoning Planner, 210-207- 6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

Staff mailed 26 notices to property owners, 0 in favor, 2 in opposition; Collins Garden Neighborhood Association is in opposition.

Asad Halai, applicant's representative, stated he is seeking to rezone with uses permitted for (8) dwelling units. The property has been maintained. The neighbors are not in opposition.

No Public Comment

Motion

Commissioner Bustamante motioned to deny item as presented. Commissioner Kellum seconded the motion. The motion carried by the following vote:

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

Nay: None.

3. ZONING CASE Z-2024-10700154 (Council District 5): (Continued from 8/20/2024)

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 "C-2NA MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on the west 37.4 feet of Lot 1, NCB 7005, located at 159 Castroville Road. Staff recommends Denial, with a Alternate Recommendation. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Staff mailed 43 notices to property owners within 200', 0 in favor, 0 in opposition, Prospect Hill Neighborhood Association, El Charro Neighborhood Association, and Brady Gardens Community Organization gave no response.

No Public Comment

Motion

Commissioner Whitsett motioned for a continuance until October 1, 2024. Commissioner Barros seconded the motion. The motion carried by the following vote:

Aye: Whitsett, Barros, Hinojosa Reyes, Sipes, Barros, Whitsett, Chase.

Nay: None.

Recused: Bustamante

4. ZONING CASE Z-2024-10700117 (Council District 2): (Continued from 9/3/2024)

A request for a change in zoning from "R-4 MLOD-3 MLR-1" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District to "C-2 MLOD-3 MLR-1" Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District on Lot 36, Block 9, NCB 10268, located at 451 Sterling Street. Staff recommends Denial. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Staff mailed 27 notices to property owners within 200', 3 in favor, 0 in opposition, no registered Neighborhood Association.

Mr. Alvarado, applicant's representative, amended at the podium to Neighborhood Commercial.

No Public Comment

Motion

Commissioner Bustamante motioned for a continuance until October 1, 2024. Commissioner Barros seconded the motion. The motion carried by the following vote:

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

Nay: None.

5. ZONING CASE Z-2024-10700174 (Council District 4): (Continued from 9/3/2024)

A request for a change in zoning from "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family 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 9.473 acres out of CB 4301, located at 11893 Fischer Road. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment Case PA-2024-11600054) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Staff mailed 54 notices to property owners within 200', 48 in favor, 0 in opposition, no registered Neighborhood Association.

No Public Comment

Motion

Commissioner Whitsett motioned for a continuance until October 1, 2024. Commissioner Barros seconded the motion. The motion carried by the following vote:

Aye: Whitsett, Barros, Hinojosa Reyes, Sipes, Barros, Whitsett, Chase.

Nay: None.

Recused: Bustamante.

6. ZONING CASE-Z-2024-10700177 CD (Council District 2): (Continued from 9/3/2024)

A request for a change in zoning from "MF-33 NCD-6 AHOD" Multi-Family Mahncke Park Neighborhood Conservation District Overlay Airport Hazard Overlay District to "R-4 CD NCD- 6 AHOD" Residential Single-Family Mahncke Park Neighborhood Conservation District Overlay Airport Hazard Overlay District with a Conditional Use for Professional Office on Lot 12, Block 9, NCB 3863, located at 201 Ira Avenue. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department).

Staff mailed 27 notices to property owners, 0 in favor, 0 in opposition, Mahncke Neighborhood Association gave no response within 200'; out 200; 1 opposed.

Public Comment

Rene Ramirez, Spoke in opposition.

George Grimes, spoke in opposition.

Motion

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

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

Nay: None.

7. ZONING CASE Z-2024-10700179 (Council District 5): (Continued from 9/3/2024)

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 and "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "IDZ-1 MLOD-2 MLR-1 AHOD" Limited Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District, "O-1" Office District and ten (10) dwelling units on Lot 14E, Lot 14F, Lot 14G, Lot 32, Lot 15A, Lot 15B, Lot 13K, Lot 14B, Lot 14H, and Lot 14K, Block 8, NCB 8084, located at 1327-1343 Southwest 35th Street and 2526, 2614, and 2618 El Jardin Road. 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', 12 in favor, 0 in opposition, Thompson Neighborhood Association is in favor; outside 200; 6 in favor.

Public Comment

Jose Gallegos, President of Thompson Neighborhood Association is in favor.

Motion

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

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

Nay: None.

8. ZONING CASE Z-2023-10700336 (Council District 2): September 17, 2024

A request for a change in zoning from "I-2" Heavy Industrial District, "I-1" General Industrial District, "C-3" General Commercial District, "C-2" Commercial District, "MF-33" Multi-Family District, "R-5" Residential Single-Family District to "I-1" General Industrial District, "L" Light

Industrial District, “C-2” Commercial District, “C-2 CD” Commercial District with a Conditional Use for Auto and Light Truck Repair, “C-2 CD” Commercial District with a Conditional Use for Bar/Tavern, “C-1” Light Commercial District, “MF-40” Multi-Family District, “RM-6” Residential Mixed District, “RM-5” Residential Mixed District, “RM-4” Residential Mixed District, “R-6” Residential Single-Family District, “R-5” Residential Single-Family District, “R-5 CD” Residential Single-Family District with a Conditional Use for two dwelling units, “R-5 S” Residential Single-Family District with Specific Use Authorization for Manufactured Home, “R-4” Residential Single-Family District, “R-4 CD” Residential Single-Family District with a Conditional Use for two dwelling units, “R-3” Single-Family Residential District, “R-2” Single-Family Residential District, “R-1” Single-Family Residential District, “IDZ-1” Limited Intensity Infill Development Zone with uses permitted in “C-1” Light Commercial and “O-1” Office, and with all overlay districts of “MLOD-3” Martindale Army Military Lighting Overlay, “EP-1” Facility Parking/Traffic Control District, “HS” Historic Significant District, “HL” Historic Landmark District and “AHOD” Airport Hazard Overlay District remaining unchanged on approximately 135 acres out of NCB A-42, 42, 494, 495, 991, 1186, 1187, 1193, 1194, 1196, 1197, 1198, 1199, 1201, 1202, 1203, 1204, 1205, 1207, 1214, 1215, 1215B, 1216, 1217, 1218, 1219, 1220, 1221, 1225, 1226, 1227, 1229, 1230, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1695, 2795, 3140, 3141, 01205, and 10126 generally bounded by IH 35 to the north, Austin Street to the West, and the Union Pacific Railroad Tracks to the South and East. Staff recommends Approval. (Ashley Leal, Senior Planner, 210-207-6311, ashley.leal@sanantonio.gov, Development Services Department)

Staff mailed 393 notices to property owners within 200’, 2 in favor, 2 in opposition, no response Government Hill Alliance Neighborhood Association and Government Hill Tomorrow is neutral; outside 200; 6 in favor.

Public Comment

Phylis Newman, spoke in opposition.

Rose Hill, spoke in opposition.

John Alcoces, spoke in opposition.

Michael Villareal, spoke in opposition.

Vincent Villareal, yielded time to Michael Villareal.

Josephine Dow, spoke in favor.

Tom Marino, spoke in favor.

Ruben Cadena, spoke in opposition.

Voicemail

Steeve Versteeg, is neutral.

Logan Sparrow, Interim Assistant Director, stated staff has been working with the community for 1 year on the large area rezoning. The language is transparent and state law. The area was studied and was examined on its current use.

Motion

Commissioner Bustamante motioned to approve item as amended (710 & 714). Commissioner Barros seconded the motion. The motion carried by the following vote:

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

Nay: None.

Commissioner Barros walked into the Board Room at 1:15 pm.

A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District, "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District, and "MF-33 HS AHOD" Multi-Family Historic Significant Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Noncommercial Parking Lot with a reduced 5' bufferyard, "RM-4 CD AHOD" Residential Mixed Airport Hazard Overlay District with a Conditional Use for Noncommercial Parking Lot with a reduced 5' bufferyard, and "MF-33 CD HS AHOD" Multi-Family Historic Significant Airport Hazard Overlay District with a Conditional Use for Noncommercial Parking Lot with a reduced 5' bufferyard on 0.338 acres out of NCB 395, 0.682 acres out of NCB 843, and 0.610 acres out of NCB 844, located at 802-812 East Erie Avenue, 834-836 East Erie Avenue, 401 and 414 East Laurel, and 114 Paschal Street. Staff recommends Approval, with Conditions. (Bronte Frere, Zoning Planner, 210-207- 5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Staff mailed 59 notices to property owners within 200', 1 in favor, 0 in opposition, Tobin Hill Community Association is in favor and no response from San Antonio Texas District One Resident Association.

No Public Comment

Motion

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

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

Nay: None.

10. ZONING CASE Z-2024-10700169 (Council District 2): September 17, 2024

A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Bar/Tavern, Microbrewery, Mobile Food Truck Court, Mobile Food Truck Vending (Base Operations), and Reception Hall on 0.358 acres out of NCB 981, located at 610 East Josephine. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

Staff mailed 29 notices to property owners within 200', 2 in favor, 2 in opposition, no response from Government Hill Alliance Neighborhood Association or Westford Alliance Neighborhood Association.

Public Comment

Voicemail

Steeve Versteeg, requested an amendment.

Motion

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

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

Nay: None.

11. ZONING CASE Z-2024-10700171 (Council District 5): September 17, 2024

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-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lots 1-3, Block 3, NCB 2312, located at 1902-1910 West Commerce Street. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

Staff mailed 23 notices to property owners within 200', 0 in favor, 0 in opposition, Historic Westside Residents Neighborhood Association is in favor; no response from Prospect Hill Neighborhood Association and San Antonio Texas District One Resident Association.

No Public Comment

Motion

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

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

Nay: None.

12. ZONING CASE Z-2024-10700182 CD S (Council District 7): September 17, 2024

A request for a change in zoning from "C-3NA CD" General Commercial Nonalcoholic Sales District with a Conditional Use for Wholesale Plant Nursery and "C-3 CD" General Commercial District with a Conditional Use for Wholesale Plant Nursery to "C-3NA CD S" General Commercial Nonalcoholic Sales District with a Conditional Use for Landscaping Materials - Sales and Storage and a Specific Use Authorization for Storage - Outside (Screening from Public ROWs and Adjacent Property Required) on Lot P-4A, Lot P-4C, and Lot P-4E, NCB 16051, located at 8349 West Loop 1604 North. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department).

Staff mailed 11 notices to property owners within 200', 1 in favor, 0 in opposition, no registered Neighborhood Association.

No Public Comment

Motion

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

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

Nay: None.

13. ZONING CASE Z-2024-10700186 CD (Council District 5): September 17, 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 "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 1, Block, 4, NCB 7370, located at 2942 Tampico Street. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Staff mailed 46 notices to property owners within 200', 1 in favor, 0 in opposition, no response from El Charro Neighborhood Association and no response from Brady Gardens Neighborhood Association.

No Public Comment

Motion

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

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

Nay: None.

14. ZONING CASE Z-2024-10700189 CD (Council District 6): September 17, 2024

A request for a change in zoning from "C-3 MLOD-2 MLR-1 AHOD" General Commercial 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 Auto Paint and Body on Lot 38, Block 18, NCB 16528, located at 6725 West US Highway 90. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department).

Staff mailed 13 notices to property owners within 200', 0 in favor, 0 in opposition, and no registered Neighborhood Association.

No Public Comment

Motion

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

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

Nay: None.

15. ZONING CASE Z-2024-10700190 (Council District 4): September 17, 2024

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-62A, NCB 15613, located at 9233 New Laredo Highway Staff recommends Approval. (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, 0 in opposition, and no registered Neighborhood Association.

No Public Comment

Motion

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

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

Nay: None.

16. ZONING CASE Z-2024-10700193 (Council District 4): September 17, 2024

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 and "R-6 MLOD-2 MLR-1 MAOZ-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Military Airport Overlay Airport Hazard Overlay District to "R-5 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 5.202 acres out of NCB 11262 and "C-2 MLOD-2 MLR-1 MAOZ- 1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Military Airport Overlay Airport Hazard Overlay District on 0.046 acres out of NCB 11262, on 5.248 acres out of NCB 11262, located at 3400 Golden Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2024-11600060) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department).

Staff mailed 34 notices to property owners within 200', 0 in favor, 0 in opposition, and no registered Neighborhood Association.

No Public Comment

Motion

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

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

Nay: None.

Commissioner Barros exited the Board Room at 3:05 pm.

17. ZONING CASE Z-2024-10700195 (Council District 3): September 17, 2024

A request for a change in zoning from "RP" Resource Protection District to "R-20" Residential Single-Family District on 2.655 acres out of CB 4180, located at 225 Neal Road. Staff recommends Denial. (Associated Plan Amendment Case PA-2024-11600061) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Staff mailed 7 notices to property owners within 200', 0 in favor, 0 in opposition, and no registered Neighborhood Association.

Joshua Garcia, applicant, gave a history on the property. He is seeking to rezone from "RP" Resource Protection District to "R-20" Residential Single-Family District.

No Public Comment

Motion

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

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

Nay: None.

18. ZONING CASE Z-2024-10700196 CD (Council District 2): September 17, 2027

A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office on the east 15 feet of Lot 45 and the west 20 feet of lot 46, Block 35, NCB 1633, located at 743 Essex Street. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department).

Staff mailed 27 notices to property owners within 200', 2 in favor, 0 in opposition, and Denver Heights Neighborhood Association is in favor.

No Public Comment

Motion

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

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

Nay: None.

19. ZONING CASE Z-2024-10700198 (Council District 10): September 17, 2024

A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District, "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District, "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office, and "R-6 S AHOD" Residential Single-Family Airport Hazard Overlay District with a Specific Use Authorization for a Private School/Daycare to "PUD R-3 AHOD" Planned Unit Development Residential Single-Family Airport Hazard Overlay District on Lot P-26F, Lot P-26J, Lot P-100, Lot P-126, Lot P-126A, Lot P-113, Lot P-26H, Lot P-29, Lot P-112A, Lot P-129, Lot P-137, NCB 17365, and Lots 34-35, Block 1, NCB 17363, located at 4172, 4144, and 4188 Jung Road and 3951 Briar Hollow Street. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department).

Staff mailed 78 notices to property owners within 200', 1 in favor, 2 in opposition, and Briar Neighborhood Association gave no response.

Public Comment

Robert Batilla, spoke in opposition.

Severa Falkenberg, spoke in opposition.

Motion

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

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

Nay: None.

20. ZONING CASE Z-2024-10700199 CD (Council District 3): September 17, 2024

A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Office Warehouse (Flex Space) on Lot P-100K, NCB 10917, located at 9754 Southton Road. Staff

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

Staff mailed 16 notices to property owners within 200', 0 in favor, 0 in opposition, and no registered Neighborhood Association.

No Public Comment

Motion

Commissioner Bustamante motioned to approve item as amended. Commissioner Barros seconded the motion. The motion carried by the following vote:

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

Nay: None.

21. ZONING CASE Z-2024-10700200 (Council District 3): September 17, 2024

A request for a change in zoning from "C-3NA MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lots 4-9, Block 15, NCB 11114, and Lot 175, Block 15, NCB 11111, located at 111-127 Gillette Boulevard, 339 Moursund Boulevard, and 353 Moursund Boulevard. 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', 7 in favor, 0 in opposition, and no response from Harlandale-McCollum Neighborhood Association; outside 200' 2 in favor.

No Public Comment

Motion

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

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

Nay: None.

22. ZONING CASE Z-2024-10700201 (Council District 3): September 17, 2024

A request for a change in zoning from "MI-1 AHOD" Mixed Light Industrial Airport Hazard Overlay District and "MI-1 MLOD-2 MLR-1 AHOD" Mixed Light Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "MXD AHOD" Mixed Use Airport Hazard Overlay District with a maximum density of five (5) units per acre and "MXD MLOD-2 MLR-1 AHOD" Mixed Use Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a maximum density of five (5) units per acre on 24.7844 acres out of CB 4005 and CB 4283, located at 11583 Pleasanton Road. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department).

Staff mailed 6 notices to property owners within 200', 0 in favor, 0 in opposition, and no registered Neighborhood Association.

No Public Comment

Motion

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

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

Nay: None.

23. ZONING CASE Z-2024-10700203 (Council District 1): September 17, 2024

A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on 0.12 acres out of NCB 863 and "R- 3 AHOD" Single-Family Residential Airport Hazard Overlay District on 0.09 acres out of NCB 863, on the east 46 feet of Lot 8, and the west 7 feet of Lot 9, NCB 863, located at 401 East Mistletoe Avenue. 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, 1 in opposition; Tobin Hill Neighborhood Association is in favor and San Antonio Texas District 1 Resident Association gave no response.

Public Comment

Voicemail

Albert Arias, spoke in opposition.

Lisette Arias, spoke in opposition.

Motion

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

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

Nay: None.

24. ZONING CASE Z-2024-10700225 (Council District 2): September 17, 2024

A request for a change in zoning from "IDZ-2 HL AHOD" Medium Intensity Infill Development Zone Historic Landmark Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Bar and/or Tavern without cover charge 3 or more days per week to "IDZ-2 HL AHOD" Medium Intensity Infill Development Zone Historic Landmark Airport Hazard Overlay District with uses permitted in "C- 2" Commercial District and Bar and/or Tavern without cover charge 3 or more days per week with a Major Site Plan Amendment on the north 45 feet of Lot 27, Block 20, NCB 617, located at 419 South Hackberry Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2024-11600072) (Kellye Sanders, Planning Coordinator, 210-207-2187, Kellye.Sanders@sanantonio.gov, Development Services Department)

Staff mailed 32 notices to property owners within 200', 0 in favor, 0 in opposition; no response from Denver Heights Neighborhood Association.

No Public Comment

Motion

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

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

Nay: None.

25. Consideration and Approval of the September 3, 2024 Zoning Commission Minutes.

Motion

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

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

Nay: None.

Director's Report

No report was given.

Staff Announcements

No announcements were given

Adjournment

There being no further discussion, the meeting was adjourned at 2:40 PM.

APPROVED BY: _____ or _____
Chairman Vice-Chair

DATE: _____

ATTESTED BY: _____ DATE: _____
Executive Secretary

