

City of San Antonio



Minutes

Zoning Commission

Development and Business
Services Center
1901 S. Alamo

Tuesday, August 20, 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:

1. **ZONING CASE Z-2024-10700069 S (Council District 5):** (POSTPONED)

A request for a change in zoning from "C-1 MLOD-2 MLR-2 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-1 S MLOD-2 MLR-2 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for Athletic Field- Outdoor on 3.9626 acres out of NCB 8324, located at 5317 West Commerce Street. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

This item was postponed and not heard at this meeting.

2. **ZONING CASE Z-2024-10700083 (Council District 5):** (Continued from 7/16/2024)

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.

Russel Felan, applicant's representative, stated the applicant plans to follow all protocol necessary. It was initially requested to have an 8plex but upon review the applicant is seeking to reduce the request to a 4plex.

No Public Comment

Motion

Commissioner Bustamante motioned to approve item for continuance to September 17, 2024. Commissioner Watson seconded the motion. The motion carried by the following vote:

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

Nay: None.

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

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; Los Jardines Neighborhood Association gave no response. The applicant is requesting a continuance to September 17, 2024.

No Public Comment

Motion

Commissioner Watson motioned for a continuance until September 17, 2024. Commissioner Hui seconded the motion. The motion carried by the following vote:

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

Nay: None.

4. **ZONING CASE Z-2024-10700122 CD (Council District 10):** (Continued from 8/6/2024)

A request for a change in zoning from "MF-25 CD AHOD" Low Density Multi-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office to "MF-25 CD AHOD" Low Density Multi-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office with a Major Site Plan Amendment for an increase in overall building square footage and impervious coverage on Lot 9, Block A, NCB 12108, located at 2876 Nacogdoches Road. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

Staff mailed 61 notices to property owners, 2 in favor, 2 in opposition; no response from Forest Oak Neighborhood Association.

Rick Martinez, applicant, stated the use site plan is being done to propose new parking areas and removing an existing 2-story building and replacing it with a new 2-story building with expanded building square footage. He also plans to add an 8' fence.

No Public Comment

Motion

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

Aye: Whitsett, Reyes,

Nay: Watson, Hinojosa, Kellum, Bustamante, Hui, Sipes, Ortiz, Chase.

Motion

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

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

Nay: None.

Motion

Commissioner Bustamante motioned for a continuance until September 3, 2024. Commissioner Ortiz seconded the motion. The motion carried by the following vote:

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

Nay: None.

5. **ZONING CASE ZONING-Z-2024-10700138 S (Council District 6):** (Continued from 8/6/2024)

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 "C-1 MLOD-2 MLR-2 AHOD" Light 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 7.081 acres out of NCB 17673, generally located in the 1900 block of Rogers Road. Staff recommends Approval. (Kellye Sanders, Planning Coordinator, 210-207-2187, kellye.sanders@sanantonio.gov, Development Services Department)

Staff mailed 35 notices to property owners, 1 in favor, 1 in opposition; no registered Neighborhood Association within 200'. The applicant is requesting a continuance to September 3, 2024.

No Public Comment

Motion

Commissioner Watson motioned for a continuance until September 3, 2024. Commissioner Hui seconded the motion. The motion carried by the following vote:

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

Nay: None.

6. **ZONING CASE Z-2024-10700104 (Council District 5):** August 20, 2024

A request for a change in zoning from "1-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "C-2 IDZ AHOD" Commercial Infill Development Zone Overlay Airport Hazard Overlay District on the west 120.26 feet of Lot 48, and the west 119.75 feet of Lot 49, NCB 2585, located at 417 Probandt Street. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Staff mailed 27 notices to property owners, 4 in favor, 0 in opposition; Lone Star Neighborhood Association is in favor.

No Public Comment

Motion

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

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

Nay: None.

7. **ZONING CASE Z-2024-10700107 (Council District 7):** August 20, 2024

A request for a change in zoning from "RM-4 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-1 MLOD-2 MLR-2 AHOD" Limited Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District and a Noncommercial Parking Lot on Lot 92, Block B, NCB 11513, located at 4202 Willard Drive. Staff

recommends Approval. (Kellye Sanders, Planning Coordinator, 210-207-2187, kellye.sanders@sanantonio.gov, Development Services Department)

Staff mailed 13 notices to property owners, 1 in favor of parking for the flea market, but opposed to multi-family; no response from University Park or Woodlawn Hills Neighborhood Associations.

No Public Comment

Motion

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

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

Nay: None.

8. ZONING CASE Z-2024-10700110 S (Council District 3): August 20, 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 approximately 1.850 acres, out of the original Lot 3, Block 25, 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 19 notices to property owners, 1 in favor, 0 opposed, no registered Neighborhood association within 200' .

No Public Comment

Motion

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

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

Nay: None.

9. ZONING CASE ZONING-Z-2024-10700130 (Council District 10): August 20, 2024

A request for a change in zoning from "MPCD ERZD" Master Planned Community Edwards Recharge Zone District to "MPCD ERZD" Master Planned Community Edwards Recharge Zone District for a Major Site Plan Amendment on Lot 5, Block 31, NCB 17365, out of an original 38.615 acres, located at 16918 Bulverde Road. The remaining MPCD area is unchanged. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Staff mailed 35 notices to property owners, 1 in favor, 0 opposed, Northeast Neighborhood Alliance gave no response.

No Public Comment

Motion

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

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

Nay: None.

10. ZONING CASE Z-2024-10700135 CD (Council District 1): August 20, 2024

A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 CD AHOD" General Commercial Airport Hazard Overlay District with a Conditional Use for Oversized Vehicle Storage on Lot 64, Block 2, NCB 1774, located at 1010 Warner Avenue. Staff recommends Denial. (Associated Plan Amendment Case Z-2024-11600047) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Staff mailed 21 notices to property owners within 200', 1 in favor, 0 in opposition; Keystone Neighborhood Association and San Antonio Texas District One Resident association gave no response. The applicant is requesting a continuance to September 3, 2024.

No Public Comment

Motion

Commissioner Watson motioned for a continuance until September 3, 2024. Commissioner Hui seconded the motion. The motion carried by the following vote:

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

Nay: None.

11. ZONING CASE Z-2024-10700136 CD (Council District 1): August 20, 2024

A request for a change in 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 Computer Software Retail on Lots 17 and 18, Block 91, NCB 7091, located at 1529 Lee Hall. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Staff mailed 27 notices to property owners, 2 in favor, 1 opposed, no response from Los Angeles Heights Neighborhood Association.

Public Comment

Susan Killborg, spoke in favor.

Voicemail

Rose Rodriguez, spoke in opposition.

Motion

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

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

Nay: None.

12. **ZONING CASE Z-2024-10700144 (Council District 1):** August 20, 2024

A request for a change in zoning from "C-3NA UC-4 AHOD" General Commercial Nonalcoholic Sales North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District, "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District, and "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, 900 dwelling units, and Bar and/or Tavern to "IDZ-3 UC-4 AHOD" High Intensity Infill Development Zone North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, 260 dwelling units, and Bar and/or Tavern Without Cover Charge 3 or More Days Per Week and "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, 260 dwelling units, and Bar and/or Tavern Without Cover Charge 3 or More Days Per Week on Lot 12, Lot 13, Lot 14, Lot 20, the south 142.5 feet of Lot 4, the north 48.3 feet of Lot 11, the north 48.33 feet of the south 96.66 feet of Lot 11, Block 2, NCB 3027 and 0.046 acres out of NCB 3027, located at 302 West Josephine Street, 312 West Josephine Street, 407 West Grayson Street, 111 Polk Street, 115 Polk Street, and 119 Polk Street. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

Staff mailed 39 notices to property owners, 0 in favor, 0 opposed, Tobin Hill Community Neighborhood Association is in favor, no response from San Antonio Texas District One Resident Association.

No Public Comment**Motion**

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

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

Nay: None.

13. **ZONING CASE Z-2024-10700146 (Council District 1):** August 20, 2024

A request for a change in zoning from "0-1 AHOD" Office Airport Hazard Overlay District to "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District on Lot 12, Block

4, NCB 2047, located at 1818 North Colorado Street. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Staff mailed 27 notices to property owners, 0 in favor, 0 opposed, Uptown Neighborhood Association is in favor, no response from San Antonio Texas District One Resident Association.

No Public Comment

Motion

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

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

Nay: None.

14. ZONING CASE Z-2024-10700154 (Council District 5): August 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 gave no response, El Charro Neighborhood Association, and Brady Gardens Community Organization gave no response.

Richard Sanchez, applicant, sated he is requesting to rezone to "C-2R MLOD-2 MLR-2 AHOD".

Public Comment

Russel Felan, President of Prospect Hill Neighborhood Association, spoke in favor.

Motion

Commissioner Watson motioned for a continuance until September 17, 2024. Commissioner Hui seconded the motion. The motion carried by the following vote:

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

Nay: None.

15. ZONING CASE Z-2024-10700156 S (Council District 3): August 20, 2024

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

Authorization for a Carwash on Lot 2, Block 2, NCB 10979, located at 2815 Southeast Military Drive. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department).

Staff mailed 11 notices to property owners, 2 in favor, 0 opposed, Highland Hills Neighborhood Association is in favor.

No Public Comment

Motion

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

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

Nay: None.

16. ZONING CASE Z-2024-10700157 (Council District 1): August 20, 2024

A request for a change in zoning from "0-1 UC-5 AHOD" Office Main Ave./McCullough Ave. Urban Corridor Overlay Airport Hazard Overlay District to "NC UC-5 AHOD" Neighborhood Commercial Main Ave./McCullough Ave. Urban Corridor Overlay Airport Hazard Overlay District on Lot 10, Block 3, NCB 1726, located at 214 East Ashby Place. Staff recommends Approval. (Alexa Retana, Zoning Planner, 201-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Staff mailed 41 notices to property owners, 0 in favor, 0 opposed, Tobin Hill Community Neighborhood Association is in favor. Monte Vista Historical Community Neighborhood Association and San Antonio Texas District One Resident association gave no response.

No Public Comment

Motion

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

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

Nay: None.

17. ZONING CASE Z-2024-10700158 (Council District 5): August 20, 2024

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 "IDZ-2 MLOD-2 MLR-1 AHOD" Medium Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with uses permitted for Auto and Light Truck Repair and Wrecker Service on Lot 139, NCB 11997, located at 6407 West Commerce Street. Staff recommends Denial. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

Staff mailed 26 notices to property owners within 200', 1 in favor, 0 in opposition; and no response from Los Puentes Neighborhood Association

Homero De La Cruz, applicant, stated he would like to rezone so that he is able to perform electrical work on motorcycles. If he is not successful, his intent is to do dog grooming.

No Public Comment

Motion

Commissioner Bustamante motioned for a denial. Commissioner Whitsett seconded the motion. The motion carried by the following vote:

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

Nay: None.

18. ZONING CASE Z-2024-10700160 S (Council District 5): August 20, 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 "R-5 S MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for Child Care Facility (7-12 Children) on Lot 9, Block 2, NCB 8251, located at 435 Precious Drive. Staff recommends Denial. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Staff mailed 26 notices to property owners, 1 in favor, 0 in opposition, no response from Los Puentes Neighborhood Association.

Stefani Vaughn, applicant, stated she is seeking to rezone to provide childcare services for at her home for 7-12 children.

No Public Comment

Motion

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

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

Nay: Hinojosa, Hui, Sipes

19. ZONING CASE Z-2024-10700162 (Council District 8): August 20, 2024

A request for a change in zoning from "MPCD GC-1 UC-1 MLOD-1 MLR-1 AHOD" Master Planned Community Hill Country Gateway Corridor IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "MPCD GC-1 UC-1 MLOD-1 MLR-1 AHOD" Master Planned Community Hill Country Gateway Corridor IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay

Military Lighting Region 1 Airport Hazard Overlay District with a Major Site Plan Amendment on approximately 11.638 acres, out of an original 89.367 acres, NCB 14858, generally located in the 15000 block of Interlace Road and in the 15000 block of Anthem Parkway. The remaining MPCD area is unchanged. Staff recommends Approval. (Kellye Sanders, Planning Coordinator, 210-207-2187, kellye.sanders@sanantonio.gov, Development Services Department)

Staff mailed 36 notices to property owners, 7 in favor, 0 opposed, no registered neighborhood Association within 200’.

No Public Comment

Motion

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

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

Nay: None.

20. ZONING CASE Z-2024-10700163 CD (Council District 2): August 20, 2024

A request for a change in zoning from "C-2 MC-3 MLOD-3 MLR-2 AHOD" Commercial Austin Highway/Harry Wurzbach (TAPS Memorial Boulevard) Metropolitan Corridor Overlay Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 CD MC-3 MLOD-3 MLR-2 AHOD" Commercial Austin Highway/Harry Wurzbach (TAPS Memorial Boulevard) Metropolitan Corridor Overlay Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Tattoo Parlor on the northeast 160 feet of Lot 3, NCB 12172, located at 1950 Austin Highway. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

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

No Public Comment

Motion

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

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

Nay: None.

21. ZONING CASE Z-2024-10700167 (Council District 2): August 20, 2024

A request for a change in zoning from "C-1" Light Commercial District, "C-2" Commercial District, "C-2NA" Commercial Nonalcoholic Sales District, "C-3" General Commercial District, "C-3NA" General Commercial Nonalcoholic Sales District, "I-1" General Industrial

District, "I-2" Heavy Industrial District, "MF-33" Multi-Family District, "O-2" High-Rise Office District, "R-4" Residential Single-Family District, to "R-1" Single-Family Residential District, "R-2" Single-Family Residential District, "R-3" Single-Family Residential District, "R-3 CD" Single-Family Residential District with a Conditional Use for two dwelling units, "R-4" Residential Single-Family District, "R-4 CD" Residential Single-Family District with a Conditional Use for two, or four dwelling units, "R-5" Residential Single-Family District, "R-6" Residential Single-Family District, "R-6 CD" Residential Single-Family District with a Conditional Use for two dwelling units, "RM-4" Residential Mixed District, "RM-5" Residential Mixed District, "RM-6" Residential Mixed District, "MF-18" Limited Density Multi-Family District, "MF-25" Low Density Multi-Family District, "MF-33" Multi-Family District, "NC" Neighborhood Commercial District, "C-1" Light Commercial District, "C-2" Commercial District, "C-2NA" Commercial Nonalcoholic Sales District, "I-1" General Industrial District, "IDZ-1" Limited Intensity Infill Development Zone with uses permitted in C-1, and "IDZ-2" Medium Intensity Infill Development Zone with uses permitted in C-2, and with all overlay districts of "MLOD-3" Martindale Army Military Lighting Overlay, "EP-1" Facility Parking/Traffic Control District, "HL" Historic Landmark District, and "AHOD" Airport Hazard Overlay District remaining unchanged on approximately 427 acres out of NCB 1231, 1232, 1233, 1234, 1235, 1236, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1249, 1250, 1251, 1253, 1303, 1304, 1305, 1306, 1307, 1308, 1312, 1313, 1314, 1323, 1324, 1325, 1326, 1330, 1331, 1332, 1333, 1334, 1347, 1350, 1351, 1353, 1354, 1357, 1358, 1359, 1360, 1361, 1362, 1364, 1365, 1366, 1366,2862,6056,6057,6156,6157,6158,6159,6160, 6340,6341,6343,6375,6376,6378,6449,6452,6621,6622,6623,6624,6625,6626, 6627,6628,6629,6630,6631,6632,6633,6907,6908,9535,9536,9537,9538,9539, 9540, 9541, 9543, 9545, and 9550 generally bounded by East Houston Street to the South, North New Braunfels Avenue to the West, and the Union Pacific Railroad Tracks to the North and East. Staff recommends Approval. (Forrest Wilson, Principal Planner, 210-207-0157, forrest.wilson@sanantonio.gov, Development Services Department)

Staff mailed 2,053 notices to property owners, 0 in favor, 2 opposed, Harvard Place Eastlawn Neighborhood Association is in support.

No Public Comment

Motion

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

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

Nay: None.

22. Consideration and Approval of the August 6, 2024 Zoning Commission Minutes

Motion

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

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