

City of San Antonio**Minutes**
Zoning Commission
Development and Business
Services Center
1901 S. Alamo

Tuesday, August 6, 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-2024-10700107 CD (Council District 7):** (POSTPONED)

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 "RM-4 CD MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Noncommercial Parking Lot on Lot 92, Block B, NCB 11513, located at 4202 Willard Drive. (Kellye Sanders, Planning Coordinator, 210-207-2187, kellye.sanders@sanantonio.gov. Development Services Department).

This item was postponed and not heard at this meeting.

2. **ZONING CASE ZONING-Z-2024-10700138 S (Council District 6):** (Continued from 7/16/2024)

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 2-week continuance.

No Public Comment

Motion

Commissioner Watson motioned for a continuance until August 20, 2024. Commissioner Ortiz seconded the motion. The motion carried by the following vote:

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

Nay: None

3. ZONING CASE ZONING-Z-2024-10700142 (Council District 2): (Continued from 7/16/2024)

A request for a change in zoning from "AE-2 EP-1 MLOD-3 MLR-2 AHOD" Arts and Entertainment Facility Parking/Traffic Control Overlay Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "R-4 EP-1 MLOD-3 MLR-2 AHOD" Residential Single-Family Facility Parking/Traffic Control Overlay Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-1 EP-1 MLOD-3 MLR-2 AHOD" Limited Intensity Infill Development Zone Facility Parking/Traffic Control Overlay Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District on Lot 1, Lot 2, Lot 15, and Lot 16, Block 11, NCB 1434, located at 2603 East Commerce Street and 500 and 506 Belmont. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department).

Staff mailed 46 notices to property owners, 1 in favor, 0 in opposition; no response from Jefferson Heights Neighborhood Association.

No Public Comment

Motion

Commissioner Watson motioned to approve 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.

4. ZONING CASE ZONING-Z-2024-10700143 (Council District 3): (Continued from 7/16/2024)

A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-5 IDZ AHOD" Residential Mixed Infill Development Zone Overlay Airport Hazard Overlay District on Lot 2, Block 68, NCB 3336, located at 606 and 608 East Highland Boulevard. Staff recommends Approval. (Alexa Retana, Zoning Planner,

210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department).

Staff mailed 26 notices to property owners, 0 in favor, 0 in opposition, Highland Park Neighborhood Association is in favor.

No Public Comment

Motion

Commissioner Watson motioned to approve 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

5. ZONING CASE Z-2023-10700017 (Council District 5): August 6, 2024

A request for a change in zoning from "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "R-4" Residential Single-Family District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for three (3) dwelling units on the south 45.7 feet of the north 86.3 feet of Lot 13, Block 4, NCB 2211, located at 708 North Colorado Street. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department).

Staff mailed 31 notices to property owners, 2 in favor, 3 in opposition, Gardendale Neighborhood Association is opposed, no response from West End Hope in Action Neighborhood Association; outside 200': 11 opposed; 1 in favor.

Kanaljeet Kahlon, applicant stated he would like to rezone to allow for 3 units on the subject property. He has cleaned up the area and repaired foundation.

Public Comment

John Carlos Luera, spoke in opposition.

Rebuttal

Mr. Kahlon stated he has enough parking for his tenants. His tenants do not have a vehicle and use local transit or a bicycle.

Commissioner Bustamante motioned to deny item as presented. Commissioner Ortiz 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-2023-10700361 (Council District 2): August 6, 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 "IDZ-1 MLOD-3 MLR-2 AHOD" Limited Intensity Infill Development Zone Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted 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).

Staff mailed 34 notices to property owners, 2 in favor, 6 in opposition, No response from Government Hill Alliance Neighborhood Association; Government Hill Tomorrow Community Organization is neutral; outside 200': 1 opposed.

Public Comment

Voicemail

Steve Versteeg, Government Hill Tomorrow, is neutral.

Motion

Commissioner Watson motioned to approve 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

7. ZONING CASE Z-2023-10700366 CD (Council District 6): August 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 Enrique M. Barrera Parkway. Staff recommends Denial. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department).

Staff mailed 37 notices to property owners, 0 in favor, 2 in opposition, no response from Los Jardines Neighborhood Association.

Alejandro Ramiro, applicant, has been operating his business for 10 years. Oversized vehicles have been housed at the current subject property.

No Public Comment

Motion

Commissioner Hui motioned to approve item as presented. Commissioner Watson 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-2024-10700047 (Council District 10): August 8, 2024

A request for a change in zoning from "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto, Boat, and Recreational Vehicle Storage (Outdoor/Covered) to "MXD AHOD" Mixed Use Airport Hazard Overlay District with a maximum density of 25 units per acre on Lot P-5, NCB 15831, generally located in 14000 block of Nacogdoches Road. Staff recommends Approval. (Associated Plan Amendment Case PA-2024-11600016) (Kellye Sanders, Planning Coordinator, 210-207-2187, kellye.sanders@sanantonio.gov, Development Services Department)

Staff mailed 47 notices to property owners, 1 in favor, 9 in opposition, no registered Neighborhood Association within 200'; outside 200': 19 in favor; 37 opposed.

Kevin Deanda, Ortiz McKnight, stated the proposed rezoning is from "C-2 CD" (General Commercial w/ conditional use for outdoor auto, boat, and RV storage) to MXD (w/ uses permitted in 'MF-25 and C-1'. The development will be a 100% affordable community, totaling 85 units.

Public Comment

Tiburico Bazalda, spoke in support.

Roy Vasquez, spoke in support.

Lorraine Diaz, spoke in support.

Alylissa Diaz, spoke in support.

Jacob Conchaz, spoke in support.

Michael Bigley, spoke in opposition.

Mitchell Bigley, spoke in opposition.

Voicemails

Aaron Royce, spoke in opposition.

Alama Garcia, spoke in opposition.

Casey Carr, spoke in opposition.

Mr. Creigo, spoke in opposition.

David Autrey, spoke in opposition.

David Evans, spoke in opposition.

Du Anne Hamby, spoke in opposition.

Edward Castillo, spoke in opposition.

Gabby Hunt, spoke in opposition.

Gerald Alberts, spoke in opposition.

Gloria Autrey, spoke in opposition.

Gregory Rips, spoke in support.

Jackie Zapata, spoke in opposition.

Kim Clerk, spoke in opposition.
Laura AG, spoke in opposition.
Maria Nehme, spoke in opposition.
Phalb Henderson, spoke in opposition.
Ronin Ameral, spoke in opposition.
Sandra McBride, spoke in opposition.
Sue Chabot, spoke in opposition.
Terry Lewis, spoke in opposition.
Wanda Leasman, spoke in opposition.
Eloise Castillo, spoke in support.
Alisa Bonda, spoke in support.
Catherine Barodi, spoke in opposition.
Karen Rose, spoke in opposition.
Kathy Smith, spoke in opposition.
Monica Yacenda, spoke in opposition.
Woodlawn Lake Neighborhood Association, spoke in support.
Roosevelt Park Neighborhood Association, spoke in support.

Rebuttal

Keven Deanda, stated the opposition has been acknowledged and noted. The land use of the property is appropriate and consistent with the adjacent land uses. Nacogdoches Road can accommodate 30,000- 40,000 trips a day. Spring Farm will not be used as an entrance. Amenities such as a grocery store, library, and a park are within a mile of the subject property. Mr. Deanda will comply with the 2010 Tree Ordinance.

Olivia Travieso, Partner and Cofounder, OCI Developments, stated they were awarded the 2024 Tax credits for this development. The state of Texas focuses on areas that would be in the most desirable areas for their future residents.
8 sites have been completed, and 4 that are currently under construction.

Dan Wilson, Executive Vice President TDHCA, stated that an award totaling 20 million dollars in tax credit was received to fund the development.

Motion

Commissioner Whitsett motioned to deny item as presented.

Motion died for lack of a second.

Keven Deanda, stated he is committed to requesting an 8' fence at City Council.

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

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

Nay: Whitsett.

9. ZONING CASE Z-2024-10700050 S (Council District 1): August 6, 2024

A request for a change in zoning from "C-2 NCD-8 AHOD" Commercial Woodlawn Lake Area Neighborhood Conservation Overlay Airport Hazard Overlay District to "C-2 S NCD-8 AHOD" Commercial Woodlawn Lake Area Neighborhood Conservation Overlay Airport Hazard Overlay District with a Specific Use Authorization for Bar And/Or Tavern Without Cover Charge 3 or More Days Per Week on Lot 27 and Lot 28, Block 12, NCB 2043, located at 1921 North Zarzamora Street. Staff recommends Approval. (Associated Plan Amendment PA-2024-11600050) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services).

Staff mailed 29 notices to property owners, 0 in favor, 0 in opposition, Woodlawn Lake Neighborhood Association is in favor; and West End Hope in Action Neighborhood Association is in favor.

Public Comment**Voicemail**

Woodlawn Lake Neighborhood Association, spoke in support.

Motion

Commissioner Watson motioned to approve 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

10. ZONING CASE Z-2024-10700117 (Council District 2): August 6, 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, 0 in favor, 0 in opposition, no registered Neighborhood Association within 200'

Robert, applicant's son, has been in the residing in the home since 2001. The property is used to park their vehicles daily. Letters of support are presented.

No Public Comment**Motion**

Commissioner Watson motioned for a 4-week continuance on Item 10 (September 3, 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

11. ZONING CASE Z-2024-10700120 CD (Council District 5): August 6, 2024

A request or a change in zoning from “MF-33 MC-1 AHOD” Multi-Family Roosevelt Avenue Corridor Overlay Airport Hazard Overlay District to “MF-18 CD MC-1 AHOD” Limited Density Multi-Family Roosevelt Avenue Corridor Overlay Airport Hazard Overlay District with a Conditional Use for a Professional Office on Lot 7, Block 7, NCB 2981, located at 230 West Whittier Street. Staff Recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department).

Staff mailed 29 notices to property owners, 2 in favor, 1 in opposition, no response from Roosevelt Park Neighborhood Association.

Public Comment

Voicemail

Jeffery Hunt, Roosevelt Park Neighborhood Association, spoke in favor.

Motion

Commissioner Watson motioned to approve 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

12. ZONING CASE Z-2024-10700121 (Council District 5): August 6, 2024

A request or 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 and “R-6 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 Three (3) Dwelling Units to “MF-50 MLOD-2 MLR-2 AHOD” Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 7, Lot 12 and Lot 13, Block 23, NCB 2237, located at 2306 and 2316 West Martin Street. Staff Recommends Denial with an Alternate Recommendation. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Staff mailed 35 notices to property owners, 6 in favor, 1 in opposition; Prospect Hill Neighborhood Association is opposed and no response from West End Hope in Action.

Public Comment

Russell Felan, Prospect Hill President, spoke in favor of a change in zoning to “MF-33.”

Motion

Commissioner Bustamante motioned to approve Item 10 with an alternate recommendation to “MF-33”. 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-2024-10700122 CD (Council District 10): August 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, 1 in favor, 1 in opposition; no response from Forest Oak Neighborhood Association.

David Martinez, Pape-Dawson Engineers, stated they will work with the neighbors in order to keep noise to a minimum.

Public Comment

Justin and Sarah Rice, spoke in opposition.

Tim Cox, spoke in opposition.

Voicemail

Kevin Ott, spoke in opposition.

Audrey Zamora, City Attorney, stated that The City of San Antonio has rules related to construction. Specially noise related to construction.

Amin Tohmaz, Interim Director, stated City Code Chapter 21 is on Noise. Construction hours are from 7:00 am – 8:00 pm, Monday – Friday, 8:00 am – 8:00 pm, Saturday, and 9:00 am – 5:00 pm on Sunday. If these times are not met, a 311 service call can be placed and a case will be created.

David Martinez, Pape-Dawson Engineers amends fence height to 8’.

Motion

Commissioner Whitsett motioned to approve item as amended (8’ fence abutting all residential properties to meet city code). Commissioner Barros seconded the motion.

Commissioner Whitsett withdrew his motion. Commissioner Barros accepted.

Commissioner Bustamante exited the Board Room at 2:36 pm and returned at 2:47

pm.

Commissioner Whitsett motioned from a continuance to August 20, 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

Commission went into recess at 2:37 pm and reconvened at 2:47 pm

14. ZONING CASE Z-2024-10700124 (Council District 2): August 6, 2024

A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District, "NP-10" Neighborhood Preservation Airport Hazard Overlay District, and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on Lot P-8J, NCB 18226, and Lot P-8J and Lot A-828, CB 5083, located at 11402 East IH-10. Staff recommends Approval. (Associated Plan Amendment Case PA-2024-11600043) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department).

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

No Public Comment

Motion

Commissioner Watson motioned to approve 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

15. ZONING CASE Z-2024-10700125 (Council District 4): August 6, 2024

A request for a change in zoning from "MF-33 MLOD-2 MLR-1 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "C-1 MLOD-2 MLR-1 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, and "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting to "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 8.15 acres out of NCB 15193, located at 1411 Springvale Drive. Staff recommends Approval. (Associated Plan Amendment PA-2024-11600051) (Kellye Sanders, Planning Coordinator, 210-207-2187, kellye.sanders@sanantonio.gov, Development Services Department).

Staff mailed 14 notices to property owners, 0 in favor, 0 in opposition, no registered Neighborhood Association within 200’.

No Public Comment

Motion

Commissioner Watson motioned to approve 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

16. ZONING CASE Z-2024-10700147 S (Council District 2): August 6, 2024

A request for a change in zoning from "AE-3 S EP-1 MLOD-3 MLR-2" Arts and Entertainment Facility Parking/Traffic Control Overlay Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District with a Specific Use Authorization for Cabinet or Carpenter Shop to "AE-3 S EP-1 MLOD-3 MLR-2" Arts and Entertainment Facility Parking/Traffic Control Overlay Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District with a Specific Use Authorization for Floor Covering - Retail on Lot 20, Block 1, NCB 11674, located at 3414 East Commerce Street. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department).

Staff mailed 46 notices to property owners, 1 in favor, 0 in opposition, no response from Coliseum Willow Park Neighborhood Association or Jefferson Heights Neighborhood Association.

No Public Comment

Motion

Commissioner Watson motioned to approve 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

17. ZONING CASE Z-2024-10700148 (Council District 2): August 6, 2024

A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District for three (3) dwelling units with an allowance of a fence height up to eight (8) feet on Lot 9, Block G, NCB 647, located at 701 Virginia Boulevard. Staff recommends Approval. (Associated Plan Amendment PA-2024-11600058) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Staff mailed 44 notices to property owners, 0 in favor, 0 in opposition, Denver Heights Neighborhood Association gave no response.

No Public Comment

Motion

Commissioner Watson motioned to approve 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

18. ZONING CASE Z-2024-10700151 S (Council District 4): August 6, 2024

A request for a change in zoning from "BP AHOD" Business Park Airport Hazard Overlay District to "L S AHOD" Light Industrial Airport Hazard Overlay District with a Specific Use Authorization for Storage - Outside (Open With No Screening Required) on Lot P-8D and Lot P-8H, CB 4296, and Lot 2 and Lot 3, Block 5, NCB 16458, generally located in the 14000 block of Speedway Park. Staff recommends Approval. (Kellye Sanders, Planning Coordinator, 210-207-2187, kellye.sanders@sanantonio.gov, Development Services Department)

Staff mailed 17 notices to property owners, 0 in favor, 0 in opposition, no registered Neighborhood Association within 200'.

No Public Comment

Motion

Commissioner Watson motioned to approve 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

19. ZONING CASE Z-2024-10700153 CD (Council District 2): August 6, 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 Conditional Use for Auto and Light Truck Repair on Lots 1-3, Block 1, NCB 616, located at 822 and 830 Wyoming Street. Staff recommends Approval. (Kellye Sanders, Planning Coordinator, 210-207-2187, kellye.sanders@sanantonio.gov, Development Services Department).

Staff mailed 39 notices to property owners, 10 in favor, 0 in opposition, no registered Neighborhood Association within 200', outside 200': 2 in favor.

No Public Comment

Motion

Commissioner Watson motioned to approve 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.

20. ZONING CASE Z-2024-10700155 (Council District 3): August 6, 2024

A request for a change in zoning from "C-2 MLOD-3 MLR-2" Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District and "O-2 MLOD-3 MLR-2" High-Rise Office Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District to "C-2 MLOD-3 MLR-2" Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District on Lot 7 and the east 99.4 feet of Lot 8, NCB 10837, located at 4343 and 4355 East Southcross Boulevard. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department).

Staff mailed 29 notices to property owners, 1 in favor, 0 in opposition, Pecan Valley Neighborhood Association is in favor.

No Public Comment

Motion

Commissioner Watson motioned to approve 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.

21. Consideration and Approval of the July 16, 2024 Zoning Commission Minutes

Motion

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

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

Nay: None

Abstain: Whitsett

Director's Report

No report was given.

Staff Announcements

Kristie Flores, Planning Manager, will be back soon from her leave of absence.

Adjournment

There being no further discussion, the meeting was adjourned at 4:42 PM.

APPROVED BY: _____ or _____
Chairman Vice-Chair

DATE: _____

ATTESTED BY: _____ DATE: _____
Executive Secretary