

## City of San Antonio



## MINUTES

## Zoning Commission

Development and Business Services  
Center  
1901 South Alamo

Tuesday, May 7, 2024

1:00 PM

1901 S. Alamo

At any time during the meeting, the Zoning Commission may meet in executive session for consultation with the City Attorney's Office concerning attorney-client matters under Chapter 551 of the Texas Government Code.

It is the intent of the City that the presiding officer will be in attendance at this location.

Worldwide Interpreters were present.

1:03 PM – Call to order

**ROLL CALL: Present:** Sipes, Barros, Bustamante, Kellum, Whitsett, Watson, Chase,  
Hinojosa, Reyes, Hui  
**Absent:** Ortiz

**THE FOLLOWING ITEMS WILL NOT BE CONSIDERED AT ANY TIME DURING  
THE REGULAR ZONING COMMISSION MEETING**

<b>Item #1</b>	<b>Z-2024-10700037</b>	<b>Postponed</b>
<b>Item #19</b>	<b>Z-2024-10700078</b>	<b>Postponed</b>

**COMBINED HEARING****Item #7**

**ZONING CASE Z-2024-10700029 (Council District 1):** A request for a change in zoning from “R-6 AHOD” Residential SingleFamily Airport Hazard Overlay District to “IDZ-1 AHOD” Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for three (3) dwelling units on Lot 11, Block 7, NCB 3171, located at 403 Cornell Avenue. Staff recommends approval. (Bronte Frere, Zoning Planner, (210) 207-5876, Bronte.Frere@sanantonio.gov, Development Services Department).

Staff mailed 35 notices to property owners, 0 returned in favor, 1 returned in opposition and no response from Uptown Neighborhood Association.

### **No Public Comment**

**Motion:** Commissioner Watson motioned to approve as presented  
**Second:** Commissioner Barros  
**In Favor:** Unanimous  
**Opposed:** None

### **MOTION PASSES**

#### **Item #8**

**ZONING CASE Z-2024-10700030 (Council District 4):** 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 “C-2 MLOD-2 MLR-1 AHOD” Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to “TOD MLOD-2 MLR-1 AHOD” Transit Oriented Development Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lots 2, 6, P-94, P-95, NCB 15324, generally located in the 5100 block of Old Pearsall Road. Staff recommends approval. (Kellye Sanders, Planning Coordinator, (210) 207-2187, kellye.sanders@sanantonio.gov, Development Services Department).

Staff mailed 62 notices to property owners, 0 returned in favor, 1 returned in opposition and no response from Southwest Community, People Active in Community Effort nor Valley Forest Neighborhood Associations.

### **No Public Comment**

**Motion:** Commissioner Watson motioned to approve as presented  
**Second:** Commissioner Barros  
**In Favor:** Unanimous  
**Opposed:** None

### **MOTION PASSES**

#### **Item #9**

**ZONING CASE Z-2024-10700034 CD (Council District 4):** A request for a change in zoning from “R-6 MLOD-2 MLR-2 AHOD” Residential Single Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to “C-2 CD MLOD-2 MLR-2 AHOD” Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on Lot 270, Block 11, NCB 15627, located at 5538 Hayden Drive. Staff recommends approval, with conditions. (Samantha Benavides, Zoning Planner, (210) 207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department).

Applicant has submitted an amended site plan for review.

Staff mailed 16 notices to property owners, 4 returned in favor, 0 returned in opposition and no registered neighborhood association with 200’.

**No Public Comment**

**Motion:** Commissioner Watson motioned to approve as amended with conditions  
**Second:** Commissioner Barros  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES**

**Item #10**

**ZONING CASE Z-2024-10700041 CD (Council District 3):** A request for a change in zoning from “R-6 MLOD-2 MLR-2 AHOD” Residential Single Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to “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 two (2) dwelling units on Lot 161, Block 6, NCB 7859, located at 147 Rosebud Lane. Staff recommends approval. (Alexa Retana, Zoning Planner, (210) 207-5407, [Alexa.Retana@sanantonio.gov](mailto:Alexa.Retana@sanantonio.gov), Development Services Department).

Staff mailed 20 notices to property owners, 0 returned in favor, 1 returned in opposition and Harlandale-McCollum Neighborhood Association is in favor.

**No Public Comment**

**Motion:** Commissioner Watson motioned to approve as presented  
**Second:** Commissioner Barros  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES**

**Item #13**

**ZONING CASE Z-2024-10700070 (Council District 8):** A request for a change in zoning from “C-3R” General Commercial Restrictive Alcoholic Sales District to “MF-25” Low Density Multi-Family District on Lots 22 and 23, Block 1, NCB 17195, located at 9203 and 9303 Cinnamon Hill Drive. Staff recommends approval. (Eradio Gomez, Zoning Senior Planner, (210) 207-0197, [eradio.gomez@sanantonio.gov](mailto:eradio.gomez@sanantonio.gov), Development Services Department).

Staff mailed 56 notices to property owners, 0 returned in favor, 1 returned in opposition and no response from 165 Neighborhood Association.

**No Public Comment**

**Motion:** Commissioner Watson motioned to approve as presented  
**Second:** Commissioner Barros  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES****Item #14**

**ZONING CASE Z-2024-10700071 HL (Council District 1):** A request for a change in zoning from “R-6 NCD-5 AHOD” Residential Single Family Beacon Hill Neighborhood Conservation Overlay Airport Hazard Overlay District to “R-6 HL NCD-5 AHOD” Residential Single Family Historic Landmark Beacon Hill Neighborhood Conservation Overlay Airport Hazard Overlay District on Lots 43 and 44, Block 20, NCB 1792, located at 911 West Agarita Avenue. Staff recommends approval. (Kellye Sanders, Planning Coordinator, (210) 207-2187, Development Services Department).

Staff mailed 23 notices to property owners, 0 returned in favor, 1 returned in opposition and no response from Beacon Hill Area Neighborhood Association.

**Public Comment****Voicemail**

Cynthia Spielman, Chair of Beacon Hill Zoning & Urban Design Committee, spoke in favor.

**Motion:** Commissioner Watson motioned to approve as presented  
**Second:** Commissioner Barros  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES****Item #15**

**ZONING CASE Z-2024-10700072 HL (Council District 1):** A request for a change in zoning from “R-6 NCD-5 AHOD” Residential Single Family Beacon Hill Neighborhood Conservation Overlay Airport Hazard Overlay District to “R-6 HL NCD-5 AHOD” Residential Single Family Historic Landmark Beacon Hill Neighborhood Conservation Overlay Airport Hazard Overlay District on the east 25 feet of Lot 4 and the west 45 feet of Lot 5, Block 21, NCB 1829, located at 824 West Magnolia Avenue. Staff recommends approval. (Bronte Frere, Zoning Planner, (210) 207-5876, Bronte.Frere@sanantonio.gov, Development Services Department).

Staff mailed 24 notices to property owners, 1 returned in favor, 0 returned in opposition and no response from Beacon Hill Area Neighborhood Association.

**Public Comment****Voicemail**

Cynthia Spielman, Chair of Beacon Hill Zoning & Urban Design Committee, spoke in favor.

**Motion:** Commissioner Watson motioned to approve as presented  
**Second:** Commissioner Barros  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES****Item #17**

**ZONING CASE Z-2024-10700074 (Council District 6):** A request for a change in zoning from “R-6 AHOD” Residential Single Family Airport Hazard Overlay District, “C-3 AHOD” General Commercial 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-193, NCB 18049, located at 7580 Grissom Road. Staff recommends approval. (Associated Plan Amendment PA-2024-11600026) (Samantha Benavides, Zoning Planner, (210) 207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department).

Staff mailed 13 notices to property owners, 0 returned in favor, 0 returned in opposition and no registered neighborhood association within 200’.

**No Public Comment**

**Motion:** Commissioner Watson motioned to approve as presented  
**Second:** Commissioner Barros  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES****Item #18**

**ZONING CASE Z-2024-10700077 (Council District 2):** A request for a change in zoning from “I-1 MLOD-3 MLR-2” General Industrial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District and “C-1 MLOD-3 MLR-2” Light Commercial 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 the east 100 feet of Lots 23-26, NCB 10331, located at 1507 Aurelia Street and 1703 Rigsby Avenue. Staff recommends approval. (Alexa Retana, Zoning Planner, (210) 207-5407, Alexa.Retana@sanantonio.gov, Development Services Department).

Staff mailed 26 notices to property owners, 0 returned in favor, 0 returned in opposition and no registered neighborhood Association within 200’.

**No Public Comment**

**Motion:** Commissioner Watson motioned to approve as presented  
**Second:** Commissioner Barros  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES****Item #20**

**ZONING CASE Z-2024-10700079 (Council District 10):** A request for a change in zoning from “R-6 AHOD” Residential Single Family Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Lot 11, Block 19, NCB 14392, located at 12126 El Sendero 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 returned in favor, 0 returned in opposition and no response from El Dorado Homeowners Association.

**No Public Comment**

**Motion:** Commissioner Watson motioned to approve as presented  
**Second:** Commissioner Barros  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES****CONTINUED UNTIL – May 21, 2024****Item #2**

**ZONING CASE Z-2023-10700266 CD (Council District 7)** – (Continued from 04/16/2024): 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 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 on Lot 57, Block 4, NCB 13892, located at 5518 Ivanhoe Street. Staff recommends denial. (Alexa Retana, Zoning Planner, (210) 207- 5407, Alexa.Retana@sanantonio.gov, Development Services Department).

**No Public Comment**

**Motion:** Commissioner Watson motioned for a continuance until May 21, 2024  
**Second:** Commissioner Barros  
**In Favor:** Unanimous  
**Opposed:** None

### **MOTION PASSES**

#### **Item #3**

**ZONING CASE Z-2023-10700361 CD (Council District 2)** – (Continued from 4/16/2024): 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 “R-5 CD MLOD-3 MLR-2 AHOD” Residential Single Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use 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).

#### **No Public Comment**

**Motion:** Commissioner Watson motioned for a continuance until May 21, 2024  
**Second:** Commissioner Barros  
**In Favor:** Unanimous  
**Opposed:** None

### **MOTION PASSES**

#### **Item #5**

**ZONING CASE Z-2024-10700043 (Council District 3)** – (Continued from 04/02/2024): A request for a change in zoning from “C-3 H RIO-5 AHOD” General Commercial Mission Historic Overlay River Improvement Overlay 5 Airport Hazard Overlay District to “MF-18 H RIO-5 AHOD” Limited Density Multi Family Mission Historic Overlay River Improvement Overlay 5 Airport Hazard Overlay District on 5.56 acres out of NCB 7657, located at 3400 Mission Road. Staff recommends approval. (Associated Plan Amendment Case PA-2024-11600014) (Alexa Retana, Zoning Planner, (210) 207-5407, Alexa.Retana@sanantonio.gov, Development Services Department).

#### **Public Comment**

##### **In Person**

Rosemary Anguiano Zuniga, spoke in opposition of the proposed rezoning.  
Theresa Ybanez, spoke in opposition of the proposed rezoning.

**Motion:** Commissioner Watson motioned for a continuance until May 21, 2024  
**Second:** Commissioner Barros  
**In Favor:** Unanimous  
**Opposed:** None

## **MOTION PASSES**

### **Item #6**

**ZONING CASE Z-2023-10700304 (Council District 5):** 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 “IDZ-2 MLOD-2 MLR-2 AHOD” Medium Intensity Infill Development Zone Single Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for four (4) dwelling units on Lot 31 and Lot 32, Block 14, NCB 3497, located at 259 Taft Boulevard. Staff recommends denial, with an alternate recommendation. (Associated Plan Amendment Case PA-2023-11600077) (Alexa Retana, Zoning Planner, (210) 207-5407, [Alexa.Retana@sanantonio.gov](mailto:Alexa.Retana@sanantonio.gov), Development Services Department).

### **No Public Comment**

**Motion:** Commissioner Watson motioned for a continuance until May 21, 2024  
**Second:** Commissioner Barros  
**In Favor:** Unanimous  
**Opposed:** None

## **MOTION PASSES**

### **Item #11**

**ZONING CASE Z-2024-10700047 (Council District 10):** 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](mailto:kellye.sanders@sanantonio.gov), Development Services Department).

### **Public Comment**

#### **Voicemail**

Cindy Williams, spoke in opposition of the proposed rezoning.  
Joseph P. Mott, spoke in opposition of the proposed rezoning.  
Joan Reed, spoke in opposition of the proposed rezoning.  
Leroy Willits, spoke in opposition of the proposed rezoning.  
Lisa Bond, spoke in opposition of the proposed rezoning.  
Mara Lagunes, spoke in opposition of the proposed rezoning.  
Michaela Castro, spoke in opposition of the proposed rezoning.  
Samuel Kiser, spoke in opposition of the proposed rezoning.

**Motion:** Commissioner Watson motioned for a continuance until May 21, 2024  
**Second:** Commissioner Bustamante  
**In Favor:** Unanimous  
**Opposed:** None

## **MOTION PASSES**

### **CONTINUED UNTIL – June 4, 2024**

#### **Item #16**

**ZONING CASE Z-2024-10700073 (Council District 3):** 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 “MF-33 MLOD-2 MLR-2 AHOD” Multi Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 5.33 acres out of NCB 11126, located at 4337, 4343, and 4347 Commercial Avenue. Staff recommends approval. (Alexa Retana, Zoning Planner, (210) 207-5407, [Alexa.Retana@sanantonio.gov](mailto:Alexa.Retana@sanantonio.gov), Development Services Department).

#### **No Public Comment**

**Motion:** Commissioner Watson motioned for a continuance until June 4, 2024  
**Second:** Commissioner Barros  
**In Favor:** Unanimous  
**Opposed:** None

## **MOTION PASSES**

### **INDIVIDUAL HEARING**

#### **Item #4**

**ZONING CASE Z-2024-10700031 (Council District 3)** – (Continued from 4/16/2024): A request for a change in zoning from “C-1 H MC-1 MPOD AHOD” Light Commercial Mission Historic Overlay Roosevelt Metropolitan Corridor Overlay Mission Protection Overlay Airport Hazard Overlay District to “C-2 H MC-1 MPOD AHOD” Commercial Mission Historic Overlay Roosevelt Metropolitan Corridor Overlay Mission Protection Overlay Airport Hazard Overlay District on 0.6967 acres out of NCB 11919, located at 3267 Roosevelt Avenue. Staff recommends approval. (Kellye Sanders, Planning Coordinator, (210) 207-2187, [kellye.sanders@sanantonio.gov](mailto:kellye.sanders@sanantonio.gov), Development Services Department).

Staff stated applicant has amended their request to “C-1 S” for medical clinic.

Staff mailed 21 notices to property owners, 1 returned in favor, 0 returned in opposition and no response from Mission San Jose Neighborhood Association.

Bob Milks, Communicare Health Centers, stated they are non-profit from San Antonio and currently operate 24 health centers throughout the city. He stated the purpose of this request is to allow for a 5,000 square foot pediatric clinic. They would be utilizing existing footprint with some renovations for the proposed clinic. He stated they have met with the neighborhood association who are in support, providing no alcohol sales and zoning request be change to “C-1 S”. He stated he would like to officially amend his request to “C-1 S”.

## **Public Comment**

### **In Person**

Rosemary Anguiano Zuniga, spoke in favor.

Jane Henry, President of Mission San Jose Neighborhood Association, expressed concerns with a medical facility being across from the Missions. She stated they have met with Mr. Milk who has agreed to amend his request to “C-1 S”.

**Motion:** Commissioner Hinojosa motioned to approve as amended to “C-1 S” for a medical clinic.

**Second:** Commissioner Barros

**In Favor:** Unanimous

**Opposed:** None

## **MOTION PASSES**

### **Item #12**

**ZONING CASE Z-2024-10700048 (Council District 3):** A request for a change in zoning from “R-6 H RIO-5 MC-1 AHOD” Residential Single Family Mission Historic Overlay River Improvement Overlay 5 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District to “C-2 H RIO-5 MC-1 AHOD” Commercial Mission Historic Overlay River Improvement Overlay 5 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District on Lot 2, Block 22, NCB 3577, located at 420 Eads Avenue. Staff recommends denial, with an alternate recommendation. (Associated Plan Amendment PA-2024-11600017) (Samantha Benavides, Zoning Planner, (210) 207-6034, [Samantha.Benavides@sanantonio.gov](mailto:Samantha.Benavides@sanantonio.gov), Development Services Department).

Staff mailed 20 notices to property owners, 1 returned in favor, 2 returned in opposition and no response from St Leo’s Neighborhood Association.

Mike Villarreal, representative, stated this building has been in the family since 1960’s and passed down. They have always used this building for carpentry use. It was not until recent; they became aware of change in zoning designation to residential. He is requesting the property be zone back to its original zoning to allowed to be used as commercial. After discussions with commissioners and city staff, he would like to request a continuance to further discuss with City staff and his fathers to ensure their use is given the correct zoning designation.

**No Public Comment**

**Motion:** Commissioner Hinojosa motioned for continuance until May 21, 2024  
**Second:** Commissioner Barros  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES**

**Item #21**

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

**Motion:** Commissioner Whitsett motioned for approval as presented  
**Second:** Commissioner Reyes  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES**

**Director's Report-** No report at this time.

**Adjournment.**

There being no further business, the meeting was adjourned at 2:15 P.M.

APPROVED BY: \_\_\_\_\_ or \_\_\_\_\_  
Robert Sipes, Chair

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

ATTESTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
Melissa Ramirez, Assistant Director