

## City of San Antonio



## MINUTES

## Zoning Commission

Development and Business Services

Center

1901 South Alamo

Tuesday, October 17, 2023

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.

**12:00 PM Work Session:** Staff briefing regarding case recommendations and other items for consideration on the posted agenda. Commissioners may direct questions to staff regarding items noticed on the posted agenda or regarding City of San Antonio policies or operations in order to elicit a response of specific factual information or a recitation of existing policy pursuant to Section 551.042 of the Texas Government Code.

**1:05 PM – Call to order**

**WordWide Translators were present.**

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

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

<b>Item 1</b>	<b>Z-2023-10700155 S ERZD</b>	<b>Withdrawn</b>
<b>Item 2</b>	<b>Z-2023-10700215 CD</b>	<b>Withdrawn</b>
<b>Item 3</b>	<b>Z-2023-10700245</b>	<b>Postponed</b>

*Public Hearing and Consideration of the following Cases:*

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

**COMBINED HEARING**

**Item #15**

**ZONING CASE Z-2023-10700168 CD (Council District 10):**10/17/2023

A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District and "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Warehouse on 105.311 acres out of NCB 16587, generally located in the 7000 block of North Loop 1604 East.

Staff recommends Approval, pending Plan Amendment (Associated Plan Amendment PA-2023-11600044) (Camryn Blackmon, Zoning Planner, (210) 207-0197, [camryn.blackmon@sanantonio.gov](mailto:camryn.blackmon@sanantonio.gov), Development Services Department)

Staff mailed 86 notices to property owners within 200 feet, 1 returned in favor, 0 returned in opposition; no registered Neighborhood Association within 200 feet.

**No Public Comment**

**Motion:** Commissioner Watson to approve item as presented

**Second:** Commissioner Fuentes

**In Favor:** Unanimous

**Opposed:** None

**MOTION PASSES**

**Item #17**

**ZONING CASE Z-2023-10700222 CD (Council District 2):** 10/17/2023

A request for a change in zoning from "R-4 EP-1 MLOD-3 MLR-2" Residential Single-Family Facility Parking/Traffic Control 1 Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District to "R-4 CD EP-1 MLOD-3 MLR-2" Residential Single-Family Facility Parking/Traffic Control 1 Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for two (2) dwelling units on Lot 13, Block 35, NCB 6457, located at 1551 Paso Hondo. Staff Recommends Approval. (Ann Benavides, Zoning Planner, (210) 207-8208, [ann.benavidez@sanantonio.gov](mailto:ann.benavidez@sanantonio.gov), Development Services Department)

Staff mailed 38 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no response from Jefferson Heights Neighborhood Association.

**No Public Comment**

**Motion:** Commissioner Watson to approve item as presented

**Second:** Commissioner Fuentes

**In Favor:** Unanimous

**Opposed:** None

**MOTION PASSES**

**Item #18**

**ZONING CASE Z-2023-10700230 (Council District 3):** 10/17/2023

A request for a change in zoning from “BP” Business Park District to “RP” Resource Protection District on Lot P-49, CB 4010, located at 4590 South Flores Road. Staff Recommends Approval. (Adolfo Gonzalez, Zoning Planner, 210-207-5407, [Adolfo.gonzalez@sanantonio.gov](mailto:Adolfo.gonzalez@sanantonio.gov), Development Services Department)

Staff mailed 11 notices to property owners within 200 feet, 0 returned in favor; 0 returned in opposition; no registered Neighborhood Association within 200 feet.

**No Public Comment**

**Motion:** Commissioner Watson to approve item as presented  
**Second:** Commissioner Fuentes  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES**

**Item #23**

**ZONING CASE Z-2023-10700262 (Council District 2):** 10/17/2023

A request for a change in zoning from "I-2 EP-1 MLOD-3 MLR-2 AHOD" Heavy Industrial Facility Parking/Traffic Control Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "I-1 EP-1 MLOD-3 MLR-2 AHOD" General Industrial Facility Parking/Traffic Control Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on the west 142 feet of Lot A-4 and the east 328.43 feet of the west 483.43 feet of Lot A-5, NCB 42, located at 200 Seguin Street. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, [ann.benavidez@sanantonio.gov](mailto:ann.benavidez@sanantonio.gov), Development Services Department)

Staff mailed 36 notices sent to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no response from Harvard Place – Eastlawn Neighborhood Association and Government Hill Alliance is in support.

**No Public Comment**

**Motion:** Commissioner Watson to approve item as presented  
**Second:** Commissioner Fuentes  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES**

**Item #25****ZONING CASE Z-2023-10700268 HL (Council District 1): 10/17/2023**

A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 HL AHOD" Residential Single-Family Historic Landmark Airport Hazard Overlay District on Lot 12 and Lot 13, Block 22, NCB 7391, located at 228 Odell Street. Staff recommends Approval. (Mark Chavez, Zoning Planner, 210-207-7385, [mark.chavez@sanantonio.gov](mailto:mark.chavez@sanantonio.gov), Development Services Dept)

Staff mailed 34 notices to property owners within 200 feet, 1 returned in favor; 1 returned in opposition; no response from Kenwood Neighborhood Association.

**Public Comment****Voicemails**

- Elizabeth Epperson, is in support.

**Motion:** Commissioner Watson to approve item as presented

**Second:** Commissioner Fuentes

**In Favor:** Unanimous

**Opposed:** None

**MOTION PASSES****Item #26****ZONING CASE Z-2023-10700271 (Council District 7): 10/17/2023**

A request for a change in zoning from "C-2" Commercial District and "C-3" General Commercial District to "C-3" General Commercial District on Lot 16, Block 1, NCB 15663, located at 11503 West Loop 1604 N. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2023-11600070) (Ann Benavides, Zoning Planner, (210) 207-8208, [ann.benavidez@sanantonio.gov](mailto:ann.benavidez@sanantonio.gov), Development Services Department)

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

**No Public Comment**

**Motion:** Commissioner Watson to approve item as presented

**Second:** Commissioner Fuentes

**In Favor:** Unanimous

**Opposed:** None

**MOTION PASSES****CONTINUANCE HEARING TO 11/07/2023****Item #8**

**ZONING CASE Z-2023-10700200 (Council District 3):** Continued from 10/03/2023

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 "RM-4 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 20, Block 102, NCB 9372, located at 437 Aaron Street. Staff recommends Denial, with an Alternate Recommendation. (Kellye Sanders, Planning Coordinator, 210-207-2187, kellye.sanders@sanantonio.gov, Development Services Department)

**Voicemails**

- Christine Rangel, is in opposition.

**Public Comment****In Person**

- Charles Bass, is in opposition.

Staff mailed 28 notices to property owners within 200 feet, 0 returned in favor; 1 returned neutral; 7 returned in opposition; no response from Harlandale-McCollum Neighborhood Association; property owners outside 200 feet: 46 returned in opposition.

**Motion:** Commissioner Bustamante to approve item for continuance to November 7, 2023  
**Second:** Commissioner Watson  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES****Item #10****ZONING CASE Z-2023-10700225 (Council District 2):** Continued from 10/03/2023

A request for a change in zoning from "I1 RIO2 UC2 AHOD" General Industrial River Improvement Overlay 2 Broadway Urban Corridor Airport Hazard Overlay District and "I1 RIO-2 AHOD" General Industrial River Improvement Overlay 2 Airport Hazard Overlay District to "IDZ3 RIO2 UC2 AHOD" High Intensity Infill Development Zone River Improvement Overlay 2 Broadway Urban Corridor Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District, "C3" General Commercial District, and MultiFamily uses (apartments and/or condominiums) not to exceed 100 units per acre, LiveWork Units, Bar and/or tavern with cover charge 3 or more days per week, Nightclub with cover charge 3 or more days per week, Alcohol beverage manufacture or brewery, Hotel taller than 35 feet, Beverage manufacture nonalcohol (including manufacturing and processing), Entertainment Venue (outdoor), Live Entertainment with and without cover charge 3 or more days per week (not including FoodService Establishments), Food Service Establishments with cover charge 3 or more days per week (with or without accessory live entertainment), and Beverage Manufacturing or Processing with Storage and Repair of Service Vehicles and Outside Storage (Open with No Screening including Shipping Container Storage) on 1.189 acres out of NCB 965, located at 1508, 1514, and 1516 Broadway. Staff recommends Approval. (Adolfo Gonzalez, Zoning Planner, 2102075407, adolfo.gonzalez@sanantonio.gov, Development Services Department)

**Public Comment****In Person**

- Rose Hill, is in favor of further communication and continuance.
- Phyliss Newman conceded her time to Rose Hill.

Staff mailed 25 Notices to property owners within 200 feet, 0 returned in favor; 0 returned in opposition; no response from Government Hill Alliance or Downtown Neighborhood Associations.

**Motion:** Commissioner Bustamante to approve item for continuance to November 7, 2023  
**Second:** Commissioner Watson  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES****Item #11****ZONING CASE Z-2023-10700235 CD (Council District 5):** Continued from 10/03/2023

A request for a change in zoning from "R3 MLOD2 MLR2 AHOD" SingleFamily Residential Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R3 CD MLOD2 MLR2 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 54, Block 1, NCB 6389, located at 1019 Rivas Street. Staff recommends Approval. (Adolfo Gonzalez, Zoning Planner, 2102075407, adolfo.gonzalez@sanantonio.gov, Development Services Department)

Staff mailed 50 notices to property owners within 200 feet, 1 returned in favor; 0 returned in opposition; no response from West End Hope in Action.

**No Public Comment**

**Motion:** Commissioner Bustamante to approve item for continuance to November 7, 2023  
**Second:** Commissioner Watson  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES****Item #12****ZONING CASE Z-2023-10700239 (Council District 1):** Continued from 10/03/2023

A request for a change in zoning from "C3NA S NCD5 AHOD" General Commercial Nonalcoholic Sales Beacon Hill Area Neighborhood Conservation District Overlay Airport Hazard Overlay District with a Specific Use Authorization for Warehousing and Open Storage to "IDZ2 NCD5 AHOD" Medium Intensity Infill Development Zone Beacon Hill Area Neighborhood Conservation District Overlay Airport Hazard Overlay District with uses permitted

for thirtythree (33) dwelling units on Lots 29 through 37, Block 2, NCB 3597, located at 1010 West Ashby Place. Staff recommends Approval. (Kellye Sanders, Planning Coordinator, 210 207-2187, kellye.sanders@sanantonio.gov, Development Services Department)

Staff mailed 52 Notices to property owners within 200 feet, 1 returned in favor; 0 returned in opposition; Beacon Hill Area Neighborhood Association is opposed; no response from Alta Vista Neighborhood Association.

### **No Public Comment**

**Motion:** Commissioner Bustamante to approve item for continuance to November 7, 2023  
**Second:** Commissioner Watson  
**In Favor:** Unanimous  
**Opposed:** None

### **MOTION PASSES**

#### **Item #13**

#### **ZONING CASE Z-2023-10700242 (Council District 4):** Continued from 10/03/2023

A request for a change in zoning from "C3 MLOD2 MLR2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "L MLOD2 MLR2 AHOD" Light Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 44.988 acres out of NCB 14569, located at 11130 South Interstate Highway 35. Staff recommends Denial, with Alternate Recommendation. (Associated Plan Amendment PA-202311600065) (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department)

Staff mailed 21 notices to property owners within 200 feet, 1 returned in favor, 0 returned in opposition; there are no registered Neighborhood Associations within 200 feet.

### **No Public Comment**

**Motion:** Commissioner Bustamante to approve item for continuance to November 7, 2023  
**Second:** Commissioner Watson  
**In Favor:** Unanimous  
**Opposed:** None

### **MOTION PASSES**

#### **Item #14**

#### **ZONING CASE Z-2023-10700017 (Council District 5):** 10/17/2023

A request for a change in zoning from "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for "C-2" Commercial District and "R-4" Residential Single-Family District to "IDZ-1 AHOD" Limited 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. (Adolfo Gonzalez, Zoning Planner, 210-207-5407, [Adolfo.gonzalez@sanantonio.gov](mailto:Adolfo.gonzalez@sanantonio.gov), Development Services Department)

Staff mailed 25 notices to property owners within 200 feet, 0 returned in favor; 0 returned in opposition ; no response from Gardendale/West End Hope in Action Neighborhood Association.

### **No Public Comment**

#### **Voicemails**

- Maricela Garza, is in opposition.
- Rafael Garza, is in opposition.

**Motion:** Commissioner Bustamante to approve item for continuance to November 7, 2023

**Second:** Commissioner Watson

**In Favor:** Unanimous

**Opposed:** None

### **MOTION PASSES**

#### **Item #19**

#### **ZONING CASE Z-2023-10700244 CD (Council District 1): 10/17/2023**

A request for a change in zoning from "R6 NCD2 AHOD" Residential Single-Family Alta Vista Neighborhood Conservation

District Overlay Airport Hazard Overlay District to "R6 CD NCD-

2 AHOD" Residential SingleFamily Alta Vista Neighborhood Conservation District Overlay Airport Hazard Overlay District

with a Conditional Use for three (3) dwelling units on Lot 6A, Block 2, NCB 3527, located at 133 Hickman Street. Staff recommends Approval. (Kellye Sanders, Planning Coordinator, 210 2072187, [kellye.sanders@sanantonio.gov](mailto:kellye.sanders@sanantonio.gov), Development Services Department)

Staff mailed 28 notices to property owners within 200 feet, 0 returned in favor; 4 returned in opposition; no response from Alta Vista or Five Points Neighborhood Associations. Outside 200 feet: The Conservation Society of San Antonio requests that development should conform with Alta Vista Neighborhood Conservation District Design Guidelines.

#### **Voicemails**

- Kate Ruckman, is neutral.

### **No Public Comment**

**Motion:** Commissioner Bustamante to approve item for continuance to November 7, 2023

**Second:** Commissioner Fuentes

**In Favor:** Unanimous

**Opposed:** None

### **MOTION PASSES**



**Item #21****ZONING CASE Z-2023-10700255 (Council District 10):** 10/17/2023

A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on Lot 33, Block 7, NCB 12457, located at 2751 Nacogdoches Road. Staff Recommends Approval. (Adolfo Gonzalez, Zoning Planner, 210-207-5407, [Adolfo.gonzalez@sanantonio.gov](mailto:Adolfo.gonzalez@sanantonio.gov), Development Services Department)

Staff mailed 24 notices to property owners within 200 feet, 0 returned in favor; 0 returned in opposition; no registered Neighborhood Association within 200 feet.

**No Public Comment**

**Motion:** Commissioner Bustamante to approve item for continuance to November 7, 2023  
**Second:** Commissioner Watson  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES****Item #22****ZONING CASE Z-2023-10700260 (Council District 1):** 10/17/2023

A request for a change in zoning from "C-3NA NCD-1 AHOD" General Commercial Nonalcoholic Sales South Presa/South St. Mary's Street Neighborhood Conservation Airport Hazard Overlay District to "IDZ-1 NCD-1 AHOD" Limited Intensity Infill Development Zone South Presa/South St. Mary's Street Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial and Bar and/or Tavern Without Cover Charge 3 or More Days Per Week on Lot 3, Block 31, NCB 2992, located at 1422 South St. Mary's Street. Staff recommends Denial. (Camryn Blackmon, Zoning Planner, (210) 207-0197, [camryn.blackmon@sanantonio.gov](mailto:camryn.blackmon@sanantonio.gov), Development Services Department)

Staff mailed 28 notices to property owners within 200 feet, 0 returned in favor, 1 returned in opposition; Lavaca Neighborhood Association is opposed, King William Association is in favor with conditions.

**Voicemails**

- Lisa Lynd, approval with Non Alcohol zoning.
- Melissa Stendahl, is in opposition.

**No Public Comment**

**Motion:** Commissioner Bustamante to approve item for continuance to November 7, 2023  
**Second:** Commissioner Watson  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES**

**Item #24****ZONING CASE Z-2023-10700267 CD (Council District 4): 10/17/2023**

A request for a change in zoning from "R-5 MLOD-2 MLR-1 AHOD" Residential Single-Family 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 Outdoor Storage on Lot P-74E, NCB 15248, generally located in the 6000 block of Carmona Pass. Staff recommends Approval. (Adolfo Gonzalez, Zoning Planner, 210-207-5407, [Adolfo.gonzalez@sanantonio.gov](mailto:Adolfo.gonzalez@sanantonio.gov))

Staff mailed 15 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no registered Neighborhood Associations within 200 feet.

**No Public Comment**

**Motion:** Commissioner Bustamante to approve item for continuance to November 7, 2023  
**Second:** Commissioner Watson  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES****CONTINUANCE HEARING TO 12/19/2023****Item #16****ZONING CASE Z-2023-10700191 CD (Council District 2): 10/17/2023**

A request for a change in zoning from "R-6 H AHOD" Residential Single-Family Dignowity Hill Historic Overlay Airport Hazard Overlay District to "R-6 CD H AHOD" Residential Single-Family Dignowity Hill Historic Overlay Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units on Lot 5, Block 2, NCB 529, located at 420 Lamar Street. Staff recommends Denial, with an Alternate Recommendation. (Camryn Blackmon, Zoning Planner, (210) 207-0197, [camryn.blackmon@sanantonio.gov](mailto:camryn.blackmon@sanantonio.gov), Development Services Department)

Staff mailed 31 notices to property owners within 200 feet, 0 returned in favor, 2 returned in opposition; no response from Dignowity Hill; property owners outside 200 feet, 3 in opposition.

**Voicemails**

- Lulu Francois, is in opposition.

**No Public Comment**

**Motion:** Commissioner Watson to approve item for continuance to December 19, 2023  
**Second:** Commissioner Fuentes  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES****INDIVIDUAL HEARING****Item #4****ZONING CASE Z-2022-10700334 CD S ERZD (Council District 9):** 10/17/2023

A request for a change in zoning from "R-6 PC-1 ERZD" Residential Single-Family Bulverde Road Preservation Corridor Edwards Recharge Zone District and "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District to "C-2 CD S PC-1 ERZD" Commercial Bulverde Road Preservation Corridor Edwards Recharge Zone District with a Conditional Use for Office Warehouse (Flex Space) and a Specific Use Authorization for Office Warehouse (Flex Space) over the Edwards Recharge Zone District and "C-2 CD S ERZD" Commercial Edwards Recharge Zone District with a Conditional Use for Office Warehouse (Flex Space) and a Specific Use Authorization for Office Warehouse (Flex Space) over the Edwards Recharge Zone District on 1.675 acres out of NCB 18212, generally located in the 20000 block of Bulverde Road. Staff Recommends Approval. (Adolfo Gonzalez, Zoning Planner, 210-207-5407, [Adolfo.gonzalez@sanantonio.gov](mailto:Adolfo.gonzalez@sanantonio.gov), Development Services Department)

Staff mailed 33 notices to property owners within 200 feet, 0 returned in favor; 2 returned in opposition; no response from Encino Bluff/Northwood Hills Improvement Club Neighborhood Association.

Mike Escalante, SAWS Research Protection Division is present and comes to the podium to present recommendations. The 1.67 acres is undeveloped with native trees and understory. Black Cat Cave extends into the Southeast portion of the side, and natural buffer exists. No portion is in the flood plain. No outside storage of chemical or manufacturing of equipment onsite to be allowed. SAWS recommends approval; with all environmental recommendations within the report to include submitted site plan and 64.2% impervious cover for 1.67-acre project.

The applicant, Evan Jacobson with Alamo Commercial Real Estate comes to the podium with a presentation on the 1.67-acre site.

**No Public Comment**

**Motion:** Commissioner Barros to approve item as presented  
**Second:** Commissioner Fuentes  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES****Item #5****ZONING CASE Z-2023-10700134 (Council District 3):** Continued from 09/19/2023

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 "MF-18 MLOD-2 MLR-2 AHOD" Limited Density Multifamily Lackland Military Lighting

Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lots 316 and 317, NCB 8728, located at 239 McCauley Boulevard. Staff recommendation Denial, with an Alternate Recommendation. (Associated Plan Amendment PA-2023-11600032) (Adolfo Gonzalez, Zoning Planner, 210-207-5407, [adolfo.gonzalez@sanantonio.gov](mailto:adolfo.gonzalez@sanantonio.gov), Development Services Department)

Staff mailed 32 notices to property owners within 200 feet, 8 returned in favor; 2 returned in opposition; Harlandale-McCollum Neighborhood Association is in support.

The applicant, Jacqueline Arsate comes to the podium with a presentation on the property. Residential properties surround subject property. Site plan is provided via USB device. The current request is for R-6 to MF-18 to allow for 6 units multifamily residential development.

#### **No Public Comment**

**Motion:** Commissioner Fuentes to approve item as presented

**Second:** Commissioner Barros

**In Favor:** Unanimous

**Opposed:** None

#### **MOTION PASSES**

#### **Item #6**

##### **ZONING CASE Z-2023-10700160 CD (Council District 1):** Continued from 10/03/2023

A request for a change in zoning from "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Food Service Establishment on Lot 32, Block 2, NCB 9666, located at 2419 Basse Road. Staff recommends Denial. (Ann Benavidez, Zoning Planner, (210) 207-8208, [ann.benavidez@sanantonio.gov](mailto:ann.benavidez@sanantonio.gov), Development Services Department)

Staff mailed 25 notices to property owners within 200 feet, 3 returned in favor, 0 returned in opposition; no response from North Central Neighborhood Association; Outside 200 feet: 2 property owners are in favor.

The applicant, Adriana Castillo is present. Applicant walked the neighborhood and received signatures in support of food service establishment. Through interpreter services, agrees to post business operating hours 6am-10pm for R-4 with conditional use for a food service establishment.

#### **No Public Comment**

**Motion:** Commissioner Kellum to approve item as amended

**Second:** Commissioner Barros

**In Favor:** Unanimous

**Opposed:** None

#### **MOTION PASSES**

**Item #7****ZONING CASE Z-2023-10700196 CD (Council District 5):** Continued from 10/03/2023

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 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 Motor Vehicle Sales on Lots 13-16, Lots 21-23, and Lot P-100, Block 1, NCB 7944, located at 2109 Fitch Street. Staff recommends Denial. (Associated Plan Amendment PA-2023-11600055) (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department)

Staff mailed 46 notices to property owners within 200 feet, 10 returned in favor, 0 returned in opposition; no response from Quintana Community; property owners outside 200 feet, 4 returned in favor.

The applicant, Rodolfo Gutierrez is present, with daughter Esther Ramirez. Through interpreter services is requesting from R-6 to C-2P with Conditional Use for Motor Vehicle Sales. They agree with amendment to use entrance/exit from Brunswick St.

**Public Comment****In Person**

- Linda Trevino, is in favor.

**Motion:** Commissioner Bustamante to approve item as amended

**Second:** Commissioner Fuentes

**In Favor:** Unanimous

**Opposed:** None

**MOTION PASSES****Item #9****ZONING CASE Z-2023-10700204 (Council District 5):** Continued from 10/03/2023

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 to "C-3 NA MLOD-2 MLR-1 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 2.30 acres out of NCB 8991, located at 2439 Castroville Road. Staff recommends Denial, with Alternate Recommendation. (Adolfo Gonzalez, Zoning Planner, 210-207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department)

Staff mailed 34 notices to property owners within 200 feet, 0 returned in favor; 0 returned in opposition; no response from Los Jardines Neighborhood Association.

The applicant Alvin Peters, architect for project is present. Rico Yanez, owner is present but did not speak. Property is 2.68 acres, re-zone area is 1 acre portion. Applicant agrees to amendment to C-2 NA CD for warehouse and office.

**No Public Comment**

**Motion:** Commissioner Bustamante to approve item as amended  
**Second:** Commissioner Watson  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES****Item #20****ZONING CASE Z-2023-10700248 (Council District 2): 10/17/2023**

A request for a change in zoning from "C-2 EP-1 MLOD-3 MLR-2 AHOD" Commercial Facility Parking/Traffic Control Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "RM-4 EP-1 MLOD-3 MLR-2 AHOD" Residential Mixed Facility Parking/Traffic Control Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 25B and Lot 26A, Block 10, NCB 6344, located at 2344 East Houston Street. Staff recommends Denial, with an Alternate Recommendation. (Kellye Sanders, Planning Coordinator, 210-207-2187, [kellye.sanders@sanantonio.gov](mailto:kellye.sanders@sanantonio.gov), Development Services Department)

Staff mailed 36 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no response from Harvard Place Eastlawn or Jefferson Heights Neighborhood Associations.

Applicant, Alejandro Cruz is present and comes the podium and amends to RM-6.

**No Public Comment**

**Motion:** Commissioner Watson to approve item as amended  
**Second:** Commissioner Fuentes  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES****Minutes**

Consideration and approval of October 3, 2023 Zoning Commission Minutes with amendment to Zoning Case Z-2023-10700196 CD Item 12.

**Motion:** Commissioner Whitsett to approve item as amended  
**Second:** Commissioner Fuentes  
**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 2:34 P.M.

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

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

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