

# City of San Antonio



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

**Tuesday, April 15, 2025**

**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.**

**1:06 PM – Call to order**

**Worldwide Interpreters were present.**

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

**Absent:** None

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

<b>Item #1</b>	<b>Z-2024-10700269</b>	<b>Withdrawn</b>
<b>Item #2</b>	<b>Z-2024-10700056</b>	<b>Postponed</b>
<b>Item #10</b>	<b>Z-2024-10700332 CD</b>	<b>Postponed</b>

### **COMBINED HEARING**

**Item #7**

**ZONING CASE 2025-10700034 (Council District 7):** (Continued from 4/1/2025)

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 "RM-5 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 1 and the west 19 feet of Lot 2, Block 14, NCB 9234, located at 2456 Cincinnati Avenue. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, [Alexa.Retana@sanantonio.gov](mailto:Alexa.Retana@sanantonio.gov), Development Services Department)

Staff mailed 25 notices to property owners within 200', 1 in favor, 1 in opposition; University Park Neighborhood Association gave no response.

Veely Tom, applicant's representative, amended at the podium to "R-4 CD" w/ a conditional use for 3 dwelling units.

### **No Public Comment**

### **Motion**

Commissioner Watson motioned for approval as presented. Commissioner Barros seconded the motion. The motion carried by the following vote:

**Aye:** Watson, Barros, Kellum, Bustamante, Hinojosa, Gonzales, Hui, Whitsett, Chase, Reyes, Sipes.

**Nay:** None.

### **Item #9**

#### **ZONING CASE Z-2024-10700165 (Council District 3): April 15, 2025**

A request for a change in zoning from "I-1" General Industrial District, "C-3" General Commercial District, "C-3NA" General Commercial Nonalcoholic Sales District, "C-3R" General Commercial Restrictive Alcoholic Sales District, "C-2" Commercial District, "C-2NA" Commercial Nonalcoholic Sales District, "C-2 CD" Commercial District with a Conditional Use for a Welding Shop with Screening of Outside Storage, "C-1" Light Commercial District, "MF-33" Multi-Family District, "MF-33 CD" Multi-Family District with a Conditional Use for One Mobile Home, "MF-18" Limited Density Multi-Family District, "R-4" Residential Single-Family District, "O-1" Office District and "O-2 CD" High-Rise Office District with a Conditional Use for a Print Shop to "C-2" Commercial District, "C-2NA CD" Commercial Nonalcoholic Sales District with a Conditional Use for a Wrecker Service, "MF-33" Multi-Family District, "RM-6" Residential Mixed District, "RM-4" Residential Mixed District, "R-6" Residential Single-Family District, "R-5" Residential Single-Family District, "R-4" Residential Single-Family District, "R-4 CD" Residential Single-Family District with a Conditional Use for Furniture Repair/Upholstering, and with all overlay districts of "MLOD-2 MLR-2" Lackland Military Lighting Overlay Military Lighting Region 2 District, "HL" Historic Landmark District, and "AHOD" Airport Hazard Overlay District remaining unchanged on approximately 479 acres out of NCB 8935, 9305, 9306, 9307, 9308, 9337, 9338, 9339, 9340, 9347, 9348, 9349, 9350, 9359, 9351, 9365, 9366, 9367, 9368, 9382, 9383, 9384, 9385, 9386, 9387, 9388, 9389, 9390, 9391, 9392, 9393, 9394, 9395, 9396, 9397, 9398, 9399, 9413, 9414, 9415, 9416, 9417, 9418, 9419, 9420, 9421, 9422, 9423, 9424, 9425, 9426, 9437, 9438, 9439, 9440, 9441, 9442, 9443, 9445, 9446, 9447, 9448, 9449, 9450, 9463, 9451, 9452,

9464, 9465, 9466, 9467, 9502, 9503, 11076, 11090, and 11092, generally bounded by Southwest Military Drive and Clovis Place to the North, Commercial Avenue to the East, West Petaluma Boulevard to the South, and Six Mile Creek to the West. Staff recommends Approval. (Ashley Leal, Senior Planner, 210- 207-6311, ashley.leal@sanantonio.gov, Development Services Department)

Staff mailed 1,326 notices to property owners within 200', 11 in favor, 10 in opposition; outside 200': 1 in favor, 0 opposed; Hallandale-McCollum Neighborhood Association is in favor.

### **Public Comment**

Brenda Pacheco, spoke in support.

Eileen Camarillo, spoke in support.

Voicemail

Julie Rodriguez, spoke in support.

Robert Solano, stated he would like to leave his address as commercial.

### **Motion**

Commissioner Watson motioned for approval as amended. Commissioner Barros seconded the motion. The motion carried by the following vote:

**Aye:** Watson, Barros, Kellum, Bustamante, Hinojosa, Gonzales, Hui, Whitsett, Chase, Reyes, Sipes.

**Nay:** None.

### **Item #11**

**ZONING CASE Z-2025-10700023 (Council District 5):** April 15, 2025

A request for a change in zoning from "NC IDZ AHOD" Neighborhood Commercial Infill Development Zone Overlay Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on the east 60 feet of Lot 13, NCB 7568, located at 164 Oelkers Street. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

Staff mailed 48 notices to property owners within 200', 0 in favor, 0 in opposition; Lone Star Neighborhood Association is in favor.

**No Public Comment**

### **Motion**

Commissioner Watson motioned for approval as presented. Commissioner Barros seconded the motion. The motion carried by the following vote:

**Aye:** Watson, Barros, Kellum, Bustamante, Hinojosa, Gonzales, Hui, Whitsett, Chase, Reyes, Sipes.

**Nay:** None.

### **Item #12**

**ZONING CASE Z-2025-10700038 (Council District 2):** April 15, 2025

A request for a change in zoning from "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and five (5) dwelling units and "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "NC" Neighborhood Commercial District on Lot 17, Block 1, NCB 46, located at 1414 Austin Street and 1416 Austin Street. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Staff mailed 25 notices to property owners within 200', 2 in favor, 0 in opposition; Government Hill Alliance Neighborhood Association gave no response.

**No Public Comment****Motion**

Commissioner Watson motioned for approval as presented. Commissioner Barros seconded the motion. The motion carried by the following vote:

**Aye:** Watson, Barros, Kellum, Bustamante, Hinojosa, Gonzales, Hui, Whitsett, Chase, Reyes, Sipes.

**Nay:** None.

**Item #13****ZONING CASE Z-2025-10700045 (Council District 2):** April 15, 2025

A request for a change in zoning from "I-2 MLOD-3 MLR-2" Heavy Industrial 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 2, Block 1, NCB 10314, located at 1851 Rigsby Avenue. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

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

**No Public Comment****Motion**

Commissioner Watson motioned for approval as presented. Commissioner Barros seconded the motion. The motion carried by the following vote:

**Aye:** Watson, Barros, Kellum, Bustamante, Hinojosa, Gonzales, Hui, Whitsett, Chase, Reyes, Sipes.

**Nay:** None.

**Item #15****ZONING CASE Z-2025-10700050 (Council District 4):** April 15, 2025

A request for a change in zoning from "C-3NA MLOD-2 MLR-1 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "MF-18 MLOD-2 MLR-1 AHOD" Limited Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 5.218 acres out of NCB 15172, located at 6730 Medina Base Road. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, [Alexa.retana@sanantonio.gov](mailto:Alexa.retana@sanantonio.gov), Development Services Department)

Staff mailed 41 notices to property owners within 200', 1 in favor, 0 in opposition; no registered Neighborhood Association within 200'; outside 200': Hallie Heights Homeowners Association is in favor.

### **No Public Comment**

### **Motion**

Commissioner Watson motioned for approval as presented. Commissioner Barros seconded the motion. The motion carried by the following vote:

**Aye:** Watson, Barros, Kellum, Bustamante, Hinojosa, Gonzales, Hui, Whitsett, Chase, Reyes, Sipes.

**Nay:** None.

### **Item #16**

#### **ZONING CASE Z-2025-10700051 (Council District 2):** April 15, 2025

A request for a change in zoning from "R-4 MLOD-3 MLR-1 AHOD" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Region 1 Airport Hazard Overlay District and "I-1 MLOD-3 MLR-1 AHOD" General Industrial Martindale Army Air Field Military Lighting Overlay Military Region 1 Airport Hazard Overlay District to "I-1 MLOD-3 MLR-1 AHOD" General Industrial Martindale Army Air Field Military Lighting Overlay Military Region 1 Airport Hazard Overlay District on Lots 12 – 15, NCB 10594, located at 602 North WW White Road. Staff recommends Approval. (Associated Plan Amendment PA- 2025-11600015) (Eradio Gomez, Senior Planner, 210-207-0197, [Eradio.Gomez@sanantonio.gov](mailto:Eradio.Gomez@sanantonio.gov), Development Services Department)

Staff mailed 18 notices to property owners within 200', 0 in favor, 0 in opposition; no registered Neighborhood Association.

### **No Public Comment**

### **Motion**

Commissioner Watson motioned for approval as presented. Commissioner Barros seconded the motion. The motion carried by the following vote:

**Aye:** Watson, Barros, Kellum, Bustamante, Hinojosa, Gonzales, Hui, Whitsett, Chase, Reyes, Sipes.

**Nay:** None.

**Item #17****ZONING CASE Z-2025-10700052 S (Council District 4):** April 15, 2025

A request for a change in zoning from "BP AHOD" Business Park Airport Hazard Overlay District to "I-1 S AHOD" General Industrial Airport Hazard Overlay District with a Specific Use Authorization for Storage - Outside (Open with No Screening Required) on Lot 1, Block 46, CB 4296A, located at 3603 Speedway Run. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210- 207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Staff mailed 12 notices to property owners within 200', 0 in favor, 0 in opposition; no registered Neighborhood Association within 200'.

**No Public Comment****Motion**

Commissioner Watson motioned for approval as presented. Commissioner Barros seconded the motion. The motion carried by the following vote:

**Aye:** Watson, Barros, Kellum, Bustamante, Hinojosa, Gonzales, Hui, Whitsett, Chase, Reyes, Sipes.

**Nay:** None.

**Item #18****ZONING CASE Z-2025-10700055 (Council District 6):** April 15, 2025

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 and "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 6.083 acres out of CB 4329 and NCB 15329, generally located in the 1500 block of Northwest Crossroads. Staff recommends Approval. (Kellye Sanders, Planning Coordinator, 210-207-2187, Kellye.Sanders@sanantonio.gov, Development Services Department)

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

**No Public Comment****Motion**

Commissioner Watson motioned for approval as presented. Commissioner Barros seconded the motion. The motion carried by the following vote:

**Aye:** Watson, Barros, Kellum, Bustamante, Hinojosa, Gonzales, Hui, Whitsett, Chase, Reyes, Sipes.

**Nay:** None.

**Item #19****ZONING CASE Z-2025-10700057 (Council District 4):** April 15, 2025

A request for a change in zoning from "RP AHOD" Resource Protection Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 11.38

acres out of CB 4295 and "I-1 AHOD" General Industrial Airport Hazard Overlay District on 221.90 acres out of CB 4295, a total of 233.28 acres out of CB 4295, located at 12591 State Highway 16 South. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2025-116000028) (Kellye Sanders, Planning Coordinator, 210-207-2187, Kellye.Sanders@sanantonio.gov, Development Services Department)

Staff mailed 19 notices to property owners within 200', 0 in favor, 0 in opposition; no registered Neighborhood Association within 200'.

**No Public Comment**

**Motion**

Commissioner Watson motioned for approval as presented. Commissioner Barros seconded the motion. The motion carried by the following vote:

**Aye:** Watson, Barros, Kellum, Bustamante, Hinojosa, Gonzales, Hui, Whitsett, Chase, Reyes, Sipes.

**Nay:** None.

**Item # 20**

**ZONING CASE Z-2025-10700058 HL (Council District 5):** April 15, 2025

A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R- 4 HL AHOD" Residential Single-Family Historic Landmark Airport Hazard Overlay District on Lot 5, Block 6, NCB 2264, located at 1608 West Salinas Street. Staff recommends Approval. (Jewel Polimis, Zoning Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)

Staff mailed 43 notices to property owners within 200', 0 in favor, 0 in opposition; no response from Prospect Hill Neighborhood Association.

**No Public Comment**

**Motion**

Commissioner Watson motioned for approval as presented. Commissioner Barros seconded the motion. The motion carried by the following vote:

**Aye:** Watson, Barros, Kellum, Bustamante, Hinojosa, Gonzales, Hui, Whitsett, Chase, Reyes, Sipes.

**Nay:** None.

**Item #21**

**ZONING CASE Z-2025-10700059 HL (Council District 2):** April 15, 2025

A request for a change in zoning from "AE-2 AHOD" Arts and Entertainment Airport Hazard Overlay District to "AE-2 HL AHOD" Arts and Entertainment Historic Landmark Airport Hazard Overlay District on the west 56 feet of Lots 2 and 4, Block 2, NCB 1395, located at 812 Montana Street. Staff recommends Approval. (Jewel Polimis, Zoning Planner, 210-207-8208, Jewel.Polimis@sanantonio.gov, Development Services Department)

Staff mailed 44 notices to property owners within 200'; 1 in favor; 1 opposed; no response from Denver Heights Neighborhood Association.

### **No Public Comment**

#### **Motion**

Commissioner Watson motioned for approval as presented. Commissioner Barros seconded the motion. The motion carried by the following vote:

**Aye:** Watson, Barros, Kellum, Bustamante, Hinojosa, Gonzales, Hui, Whitsett, Chase, Reyes, Sipes.

**Nay:** None.

#### **Item # 22**

##### **ZONING CASE Z-2025-10700060 CD (Council District 3): April 15, 2025**

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 three (3) dwelling units on Lot 16, Block 33, NCB 7742, located at 234 East Young Avenue. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov. Development Services Department)

Staff mailed 39 notices to property owners within 200'; 0 in favor; 1 opposed; St. Leos Neighborhood Association gave no response.

### **No Public Comment**

#### **Motion**

Commissioner Watson motioned for approval as presented. Commissioner Barros seconded the motion. The motion carried by the following vote:

**Aye:** Watson, Barros, Kellum, Bustamante, Hinojosa, Gonzales, Hui, Whitsett, Chase, Reyes, Sipes.

**Nay:** None.

#### **Item #25**

##### **ZONING CASE Z-2025-10700065 (Council District 3): April 15, 2025**

A request for a change in zoning from "R-4 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Region 2 Airport Hazard Overlay District to "RM-5 MLOD-3 MLR-2 AHOD" Residential Mixed Martindale Army Air Field Military Lighting Overlay Military Region 2 Airport Hazard Overlay District on Lot 14, Block 5, NCB 6638, located at 951 Avant Avenue. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Staff mailed 31 notices to property owners within 200'; 1 in favor; 0 opposed; Highland Park Neighborhood Association is in support.

**No Public Comment**

**Motion**

Commissioner Watson motioned for approval as presented. Commissioner Barros seconded the motion. The motion carried by the following vote:

**Aye:** Watson, Barros, Kellum, Bustamante, Hinojosa, Gonzales, Hui, Whitsett, Chase, Reyes, Sipes.

**Nay:** None.

**Item #26**

**ZONING CASE Z-2025-10700066 S (Council District 1):** April 15, 2025

A request for a change in zoning from "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for Bingo Parlor to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for Party House, Reception Hall, Meeting Facilities on Lot 1, Block 32, NCB 9754, located at 3625 West Avenue. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

Staff mailed 28 notices to property owners within 200'; 0 in favor; 0 opposed; Dellview Area Neighborhood Association, North Central Neighborhood Association, and San Antonio Texas District 1 Residents Association gave no response.

Carla Villareal, applicant's representative Amended at the podium to 0.333 acres out of NCB 9754.

**No Public Comment**

**Motion**

Commissioner Watson motioned for approval as amended (amended 0.333 acres out of NCB 9754). Commissioner Barros seconded the motion. The motion carried by the following vote:

**Aye:** Watson, Barros, Kellum, Bustamante, Hinojosa, Gonzales, Hui, Whitsett, Chase, Reyes, Sipes.

**Nay:** None.

**Item #27**

**ZONING CASE Z-2025-10700068 S (Council District 6):** April 15, 2025

A request for a change in zoning from "MF-25 MLOD-2 MLR-2 AHOD" Low Density Multi-Family 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 Athletic Fields - Outdoor Permitted on Lot 2, Block 2, NCB 16931, located at 3363 Northwestern Drive. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207- 0197, Eradio.Gomez@sanantonio.gov, Development Services

Department)

Staff mailed 17 notices to property owners within 200'; 2 in favor; 0 opposed; no Neighborhood Association within 200'.

**No Public Comment**

**Motion**

Commissioner Watson motioned for approval as presented. Commissioner Barros seconded the motion. The motion carried by the following vote:

**Aye:** Watson, Barros, Kellum, Bustamante, Hinojosa, Gonzales, Hui, Whitsett, Chase, Reyes, Sipes.

**Nay:** None.

**Item #30**

**ZONING CASE Z-2025-10700071 (Council District 5):** April 15, 2025

A request for a change in zoning from "I-1 WQ MLOD 2 MLR-2 AHOD" General Industrial West Side Creeks Water Quality Protection Area Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 WQ MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Zone West Side Creeks Water Quality Protection Area Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Tattoo Parlor, Warehousing, Winery with Bottling, Coffee Roasting, and Food Products – Wholesale and Storage on 0.335 acres out of NCB 2309 and NCB 2310, located at 1333 Buena Vista Street. Staff recommends Approval, pending Plan Amendment. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department) (Associated Plan Amendment PA-2025-11600024)

Staff mailed 19 notices to property owners within 200'; 0 in favor; 1 opposed; Historic Westside Residents Association is in favor.

**No Public Comment**

**Motion**

Commissioner Watson motioned for approval as presented. Commissioner Barros seconded the motion. The motion carried by the following vote:

**Aye:** Watson, Barros, Kellum, Bustamante, Hinojosa Gonzales, Hui, Whitsett, Chase, Reyes, Sipes.

**Nay:** None.

**CONTINUACE HEARING to May 6, 2025**

**Item # 8**

**ZONING CASE Z-2025-10700037 (Council District 5):** (Continued from 4/1/2025)

A request for a change in zoning from "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Duplex to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for four (4) dwelling units on the west 52 feet of Lot 1, Block 3, NCB 2574, located at 301 East Fest Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2025-11600019) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Staff mailed 38 notices to property owners within 200', 7 in favor, 3 in opposed; Lone Star Neighborhood Association is not opposed; outside 200' 13 in favor, 1 opposed.

### **No Public Comment**

### **Motion**

Commissioner Watson motioned for a continuance until May 6, 2025. Commissioner Barros seconded the motion. The motion carried by the following vote:

**Aye:** Sipes, Watson, Bustamante, Hinojosa, Reyes, Hui, Barros, Gonzales, Kellum, Whitsett, Chase.

**Nay:** None

### **Item # 14**

#### **ZONING CASE Z-2025-10700046 CD (Council District 1): April 15, 2025**

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 a Professional Office on Lot 11, Block 4, NCB 9117, located at 306 Hermine Boulevard. Staff recommends Approval. (Kellye Sanders, Planning Coordinator, 210-207-2187, Kellye.Sanders@sanantonio.gov, Development Services Department)

Staff mailed 19 notices to property owners within 200', 3 in favor, 0 opposed; no response from Olmos Park Terrace; outside 200': 1 in favor.

### **Public Comment**

Betty Eckert, spoke on opposition.

Robert Gonzalez, spoke in opposition.

### **Motion**

Commissioner Watson motioned for a continuance until May 6, 2025. Commissioner Barros seconded the motion. The motion carried by the following vote:

**Aye:** Sipes, Watson, Bustamante, Hinojosa, Reyes, Hui, Barros, Gonzales, Kellum, Whitsett, Chase.

**Nay:** None

### **Item #24**

#### **ZONING CASE Z-2025-10700063 (Council District 1): April 15, 2025**

A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MF-50 AHOD" Multi-Family Airport Hazard Overlay District on Lot 49, NCB 13847, located at 11221 San Pedro Avenue. Staff recommends Denial. (Associated Plan Amendment PA- 2025-11600021)

Staff mailed 25 notices to property owners within 200', 0 in favor, 9 opposed; Greater Harmony Hills Neighborhood Association is not taking a position at this time and San Antonio Texas District 1 Residents Association gave no response; outside 200': 5 opposed.

### **Public Comment**

Sam Mendez, spoke on opposition.

Montgomery Howard, spoke in opposition.

Voicemail

Allen Phillips, spoke in opposition.

Carole Gallow, spoke in opposition.

Ellen Boyer, spoke in opposition.

Gary Gibbons, spoke in opposition.

Geraldine Peters, spoke in opposition.

Mary Ramon, spoke in opposition.

Patty Gibbons, spoke in opposition.

Robert Kerr, spoke in opposition.

Joseph Carreon, spoke in opposition.

### **Motion**

Commissioner Watson motioned for a continuance until May 6, 2025. Commissioner Barros seconded the motion. The motion carried by the following vote:

**Aye:** Sipes, Watson, Bustamante, Hinojosa, Reyes, Hui, Barros, Gonzales, Kellum, Whitsett, Chase.

**Nay:** None

### **Item #28**

**ZONING CASE Z-2025-10700069 (Council District 1):** April 15, 2025

A request for a change in zoning from "RM-4 UC-4 AHOD" Residential Mixed North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District, "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District, "C-2 UC-4 AHOD" Commercial North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District, "C-2 AHOD" Commercial Airport Hazard Overlay District, "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 "C-3R UC-4 AHOD" General Commercial Restrictive Alcoholic Sales North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District 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 and up to 575 dwelling units, and "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and up to 575 dwelling units on 3.101 acres out of NCB 1755, located at 1908, 1912, 1916, 1920, 1924,

and 1942 North Saint Mary's Street, 1009, 1015, and 1019 East Euclid Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2025-11600023) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Staff mailed 62 notices to property owners within 200', 4 in favor, 0 opposed; Tobin Hill Community Neighborhood Association is opposed, SoJo Crossing HOA, and San Antonio Texas District 1 Resident Association gave no response.

### **No Public Comment**

### **Motion**

Commissioner Watson motioned for a continuance until May 6, 2025. Commissioner Barros seconded the motion. The motion carried by the following vote:

**Aye:** Sipes, Watson, Bustamante, Hinojosa, Reyes, Hui, Barros, Gonzales, Kellum, Whitsett, Chase.

**Nay:** None

## **INDIVIDUAL HEARING**

### **Item #3**

#### **ZONING CASE Z-2024-10700294 CD ERZD (Council District 8): April 15, 2025**

A request for a change in zoning from "C-2 ERZD" Commercial District Edwards Recharge Zone District to "C-2 CD ERZD" Commercial District Edwards Recharge Zone District with a Conditional Use for a Sound and Recording Studio on Lots 2 and 3, Block 3, NCB 14867, located generally in the 13000 block of FM 1560 North. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Staff mailed 21 notices to property owners within 200', 1 in favor, 0 opposed; Bavarian Forest Homeowners Association gave no response.

Michael Barr, SAWS, stated they have visited the subject property and reviewed the application for a Sound and Recording Studio on 2.15 acres. The site is a Type 2 category tract. There were no sensitive geologic features observed on site nor is the site located within the floodplain. SAWS recommends approval with all the environmental recommendations within the SAWS report to include 60% impervious cover for the 2.15-acre tract.

Ken Brown, Brown & McDonald, requested to rezone 2 tracts with 1 of them having previous development. With the rezoning, the undeveloped tract will allow for future development.

### **No Public Comment**

### **Motion**

Commissioner Gonzales motioned for approval w/conditions (enforced only on the conditional use; hours of operation Monday-Saturday, 8:00 am – 6:00 pm and no outdoor speakers).

Commissioner Whitsett seconded the motion. The motion carried by the following vote:

**Aye:** Sipes, Watson, Bustamante, Hinojosa, Reyes, Hui, Barros, Gonzales, Kellum, Whitsett, Chase.

**Nay:** None

**Item #4**

**ZONING CASE Z-2025-10700029 CD ERZD (Council District 10):** April 15, 2025

A request for a change in zoning from "C-2 PC-1 ERZD" Commercial Bulverde Road Preservation Corridor Overlay Edwards Recharge Zone District to "C-2 CD PC-1 ERZD" Commercial Bulverde Road Preservation Corridor Overlay Edwards Recharge Zone District with a Conditional Use for Bar/Tavern without cover charge 3 or more days per week on Lot 12, Block 10, NCB 17728, located at 17910 Bulverde Road. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Staff mailed 16 notices to property owners within 200', 1 in favor, 0 opposed; no registered Neighborhood Association within 200'.

Michael Barr, SAWS, stated they have visited the subject property and reviewed the application. There were no sensitive geologic features observed on site nor is the site located within the floodplain. SAWS recommends approval with all the environmental recommendations within the SAWS report.

Gabriela Casas, Killen, Griffin & Farrimond, came to the podium and requested rezoning to allow for use and operation of a craft brewery.

**No Public Comment**

**Motion**

Commissioner Gonzales motioned for approval as presented. Commissioner Whitsett seconded the motion. The motion carried by the following vote:

**Aye:** Sipes, Watson, Bustamante, Hinojosa, Reyes, Hui, Barros, Gonzales, Kellum, Whitsett, Chase.

**Nay:** None

**Item #5**

**ZONING CASE Z-2025-10700024 CD (Council District 1):** (Continued from 3/18/2025)

A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Noncommercial Parking Lot on Lot 18, Block 198, NCB 9656, located at 1829 San Angelo Boulevard. Staff recommends Denial. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

Staff mailed 31 notices to property owners within 200', 0 in favor, 0 in opposition; Dellview Area Neighborhood Association and San Antonio Texas District 1 Residents Association gave no response.

Jorge Duran, applicant's representative, requested to rezone the subject property to allow additional parking and better service dining patrons. The applicant will comply with all traffic requirements.

### **No Public Comment**

### **Motion**

Commissioner Kellum motioned for a continuance until May 6, 2025. Commissioner Watson seconded the motion. The motion carried by the following vote:

**Aye:** Watson, Barros, Kellum, Bustamante, Hinojosa Gonzales, Hui, Whitsett, Chase, Reyes, Sipes.

**Nay:** None.

### **Item #6**

**ZONING CASE Z-2024-10700221 CD (Council District 8):** (Continued from 4/1/2025) A request for a change in zoning from "C-2 GC-1 UC-1 MLOD-1 MLR-1" Commercial Hill Country Gateway Corridor Overlay IH-10/FM 1604 Urban Corridor Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District to "C-2 CD GC-1 UC-1 MLOD-1 MLR-1" Commercial Hill Country Gateway Corridor Overlay IH-10/FM 1604 Urban Corridor Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District with a Conditional Use for Auto and Light Truck Repair (includes motorized vehicles such as motorcycles and all-terrain vehicles) on Lot P-4A, NCB 18338, located at 23293 West Interstate Highway 10. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Staff mailed 9 notices to property owners within 200', 0 in favor, 1 opposed; no registered Neighborhood Association; outside 200' 23 in favor, 6 opposed.

Amanda Saldivar, WGI Civil Engineering, was seeking to rezone to allow for use and operation of a high Auto and Light Truck Repair (includes motorized vehicles such as motorcycles and all terrain vehicles).

The applicant amended the following:

- acreage to 2.35
- "C-2 CD NA"

### **Public Comment**

Norman Muller, spoke in opposition.

Rob Mc Daniel, spoke in opposition.

Jacques Benater, spoke in opposition.

### **Rebuttal**

Ms. Salazar, did community outreach in hopes of reaching a resolution. The applicant was not

able to receive community consensus.

**Motion**

Commissioner Gonzales motioned for denial as amended (acreage to 2.35, "C-2 CD NA")  
Commissioner Barros seconded the motion. The motion carried by the following vote:

**Aye:** Gonzales, Barros, Watson, Bustamante, Hui, Kellum, Whitsett, Kellum, Hinojosa, Reyes  
**Nay:** Chase

**Item #23**

**ZONING CASE Z-2025-10700062 (Council District 2):** April 15, 2025

A request for a change in zoning from "RM-5 AHOD" Residential Mixed Airport Hazard Overlay District to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District on Lot 12 and the east 28.5 feet of Lot 11 A, Block A, NCB 486, located at 320 East Carson Street. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

Staff mailed 35 notices to property owners within 200', 0 in favor, 0 opposed; no response from the Government Hill Alliance Neighborhood Association.

Cesar Gonzalez, applicant, requested for a change in zoning to allow 4 townhomes.

**No Public Comment**

**Motion**

Commissioner Watson motioned for a continuance to May 20, 2025. Commissioner Reyes seconded the motion. The motion carried by the following vote:

**Aye:** Sipes, Watson, Bustamante, Hinojosa, Reyes, Hui, Barros, Gonzales, Kellum, Whitsett, Chase.

**Nay:** None

**Recess: 3:01 PM**

**Commissioner Barros exited the Board Room at 3:01 pm**

**Back in Session: 3:09 PM**

**Item #29**

**ZONING CASE Z-2025-10700070 (Council District 3):** April 15, 2025

A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on Lot P-27D and Lot P-28A, NCB 10915, located at 9615 U.S. Highway 181 North. Staff recommends Denial, with an Alternate Recommendation. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

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

Commercial Specialist, Phyllis Browning Commercial, stated the request to rezone is to allow for use of a batch plant. The applicant has been working with Council District 3 staff.

The applicant amended their request to “C-CD” for a batch plant.

**No Public Comment**

**Motion**

Commissioner Hinojosa motioned for a continuance to May 6, 2025. Commissioner Reyes seconded the motion. The motion carried by the following vote:

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

**Nay:** None

31. Consideration and Approval of the April 1, 2025, Zoning Commission Minutes.

**Motion**

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

A verbal vote was taken, and all voted in affirmative.

**Director’s Report**

No report was given.

**Staff Announcements**

None.

**Adjournment**

There being no further discussion, the meeting was adjourned at 3:28 PM.

APPROVED BY: \_\_\_\_\_ or \_\_\_\_\_  
Chairman Vice-Chair

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

ATTESTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
Executive Secretary

