

City of San Antonio



MINUTES

Zoning Commission

Development and Business Services

Center

1901 South Alamo

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Tuesday, December 5, 2023

1:00 PM

1901 S. Alamo

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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.

**12:30 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, Whitsett, Chase,  
Bustamante, Hui, Reyes, Ortiz, Kellum  
**Absent:** none

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

<b>Item 1</b>	<b>Z-2023-10700260</b>	<b>Postponed</b>
<b>Item 2</b>	<b>Z-2023-10700291</b>	<b>Postponed</b>
<b>Item 5</b>	<b>Z-2023-10700017</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:**

**Item #36**

Discussion and Consideration of cancellation of the Zoning Commission meeting on January 2, 2024.

**No Public Comment**

**Motion:** Commissioner Bustamante approves item as presented  
**Second:** Commissioner Barros  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES**

**COMBINED HEARING**

**Item #8**

**ZONING CASE Z-2023-10700235 CD (Council District 5):** Continued from 11/07/2023

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" SingleFamily 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, 210-207-5407, [adolfo.gonzalez@sanantonio.gov](mailto:adolfo.gonzalez@sanantonio.gov), Development Services Department)

Staff stated 50 notices were mailed to property owners, 1 returned in favor; 0 returned in opposition; no response from West End Hope in Action Neighborhood Association.

**No Public Comment**

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

**MOTION PASSES**

**Item #9**

**ZONING CASE Z-2023-0700239 (Council District 1):** Continued from 11/07/2023

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](mailto:kellye.sanders@sanantonio.gov), Development Services Department)

Staff stated 52 notices were mailed to property owners, 1 returned in favor; 0 returned in opposition; Beacon Hill Area Neighborhood Association is in support of amended plan. No response from Alta Vista Neighborhood Association.

**No Public Comment**

**In Person**

- Cynthia Speilman is in support.

**Motion:** Commissioner Watson motioned for approval with item #9 as amended

**Second:** Commissioner Fuentes

**In Favor:** Unanimous

**Opposed:** None

**MOTION PASSES**

**Item #13**

**ZONING CASE Z-2023-10700265 (Council District 5):** Continued from 11/07/2023

A request for a change in zoning from "I1 MLOD2 MLR2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C3 MLOD2 MLR2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 37 and Lot 38, Block 14, NCB 8253, located at 4525 West Commerce Street. Staff recommends Approval. (Joseph Leos, Zoning Planner, (210) 207-3074, [joseph.leos@sanantonio.gov](mailto:joseph.leos@sanantonio.gov), Development Services Department)

Staff stated 32 notices were mailed to property owners, 0 returned in favor; 0 returned in opposition; no response from Prospect Hill Neighborhood Association, no response from Las Palmas Neighborhood Association.

**No Public Comment**

**Motion:** Commissioner Watson approves item as presented

**Second:** Commissioner Fuentes

**In Favor:** Unanimous

**Opposed:** None

**MOTION PASSES**

**Item #15**

**ZONING CASE Z-2023-10700285 S (Council District 2):** Continued from 11/07/2023

A request for a change in zoning from "I1 MLOD3 MLR1 AHOD" General Industrial

Martindale Army Airfield Military Lighting Overlay Airport Hazard Overlay District to "I-2 S MLOD3 MLR1 AHOD" Heavy Industrial Martindale Army Airfield Military Lighting Overlay Airport Hazard Overlay District with a Specific Use Authorization for Sanitary Landfill on 552 square feet out of NCB 10597, located at 5523 Dietrich Road. Staff recommends Approval. (Joseph Leos, Zoning Planer (210) 207-3074, [Joseph.leos@sanantonio.gov](mailto:Joseph.leos@sanantonio.gov), Development Services Department)

Staff stated 8 notices were mailed to property owners, 1 returned in favor; 0 returned in opposition; no registered Neighborhood Association.

**No Public Comment**

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

**MOTION PASSES**

**Item #17**

**ZONING CASE Z-2023-10700141 S (Council District 6):** 12/5/2023

A request for a change in zoning from "C3 GC2" General Commercial Highway 151 Gateway Corridor District to "C3 S GC2" General Commercial Highway 151 Gateway Corridor District with a Specific Use Authorization for a Helistop on 0.388 acres out of NCB 17640, located at 5106 West 1604. Staff Recommends Approval. (Mark Chavez, Planner, 210-207-7395, [mark.chavez@sanantonio.gov](mailto:mark.chavez@sanantonio.gov), Development Services Department)

Staff stated 2 notices were mailed to property owners, 0 returned in favor; 2 returned in opposition; no response from Mountain View Acres Neighborhood Association.

**No Public Comment**

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

**MOTION PASSES**

**Item #18**

**ZONING CASE Z-2023-10700257 (Council District 1):** 12/5/2023

A request for a change in zoning from "MF33 RIO2 AHOD" MultiFamily River Improvement Overlay 2 Airport Hazard Overlay District and "C2 RIO2 AHOD" Commercial River Improvement Overlay 2 Airport Hazard Overlay District to "IDZ3 RIO-2 AHOD" High Intensity Infill Development Zone River Improvement Overlay 2 Airport Hazard Overlay District with uses permitted in "MF65" Multi-Family District

on the west 180 feet of Lot F, Block 6, NCB 832, located at 811 and 815 East Park Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA202311600068) (Joseph Leos, Zoning Planner, (210) 2073074, joseph.leos@sanantonio.gov, Development Services Department)

Staff stated 60 notices were mailed to property owners, 0 returned in favor; 0 returned in opposition; Tobin Hill Community Neighborhood Association in support.

#### **No Public Comment**

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

#### **MOTION PASSES**

##### **Item #20**

##### **ZONING CASE Z-2023-10700283 (Council District 3):** 12/05/2023

A request for a change in zoning from “C-3 AHOD” General Commercial Airport Hazard Overlay District to “MF-40 AHOD” Multi-Family Airport Hazard Overlay District on 6.827 acres out of NCB 10879, generally located in the 8000 block of South New Braunfels Avenue. Staff recommends Approval. (Valerie Seca, Senior Planner 210-207-5110, valerie.seca@sanantonio.gov, Development Services Department)

Staff stated 9 notices were mailed to property owners, 0 returned in favor; 0 returned in opposition; no registered Neighborhood Association.

#### **No Public Comment**

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

#### **MOTION PASSES**

##### **Item #21**

##### **ZONING CASE Z202310700292 (Council District 3):** 12/05/2023

A request for a change in zoning from "R6 MLOD2 MLR2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C2 MLOD2 MLR2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 0.034 acres out of NCB 7725, located at 5506 South Flores Street. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff stated 34 notices were mailed to property owners, 0 returned in favor; 0 returned in opposition; no response from St Leo's Neighborhood Association.

**No Public Comment**

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

**MOTION PASSES**

**Item #23**

**ZONING CASE Z-2023-10700298 CD (Council District 5):** 12/05/2023

A request for a change in zoning from "C2P HL IDZ MLOD2 MLR2 AHOD" Commercial Pedestrian Historic Landmark Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C2P CD HL IDZ MLOD2 MLR2 AHOD" Commercial Pedestrian Historic Landmark Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District With a Conditional Use for a Tattoo Parlor on Lot 28B, Block B, NCB 2436, located at 1601 Guadalupe Street. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 2078208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff stated 49 notices were mailed to property owners, 0 returned in favor; 0 returned in opposition; Historic Westside Residents Association is in favor.

**No Public Comment**

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

**MOTION PASSES**

**Item #25**

**ZONING CASE Z-2023-10700302 (Council District 1):** 12/05/2023

A request for a change in zoning from "R6 NCD5 AHOD" Residential Single-Family Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District to "RM-4 NCD5 AHOD" Residential Mixed Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District on Lot 33, Block 2, NCB 3031, located at 1147 West Ashby Place. Staff recommends Approval. (Alfonso Camacho, Senior Planner, 210-207-0237, alfonso.camacho@sanantonio.gov, Development Services Department).

Staff stated 30 notices were mailed to property owners, 0 returned in favor; 1 returned in opposition; Beacon Hill Neighborhood Association is in favor.

**No Public Comment****In Person**

- **Cynthia Spielman is in support.**

**Motion:** Commissioner Watson approves item as presented

**Second:** Commissioner Fuentes

**In Favor:** Unanimous

**Opposed:** None

**MOTION PASSES****Item #28****ZONING CASE Z-2023-10700315 (Council District 5):** 12/05/2023

A request for a change in zoning from “C-2 MLOD-2 MLR-2 AHOD” Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to “R-6 MLOD-2 MLR-2 AHOD” Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 7 and Lot 8, NCB 2234, located at 2414 West Martin Street. Staff recommends Approval. (Valeria Seca, Senior Planner 210-207-5110, valeria.seca@sanantonio.gov, Development Services Department)

Staff stated 40 notices were mailed to property owners, 0 returned in favor; 0 returned in opposition; no response from Prospect Hill Neighborhood Association, no response from West End Hope Neighborhood Association.

**No Public Comment**

**Motion:** Commissioner Watson approves item as presented

**Second:** Commissioner Fuentes

**In Favor:** Unanimous

**Opposed:** None

**MOTION PASSES****Item #29****ZONING CASE Z-2023-10700317 (Council District 2):** 12/05/2023

A request for a change in zoning from "NP10 MLOD3 MLR2 AHOD" Neighborhood Preservation Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "I1 MLOD3 MLR2 AHOD" General Industrial Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot P-5E, NCB 17996, located at 2495 FM 1516 North. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA2023 11600079) (Adolfo Gonzalez, Zoning Planner, 2102075407, adolfo.gonzalez@sanantonio.gov, Development Services Department)

Staff stated 7 notices were mailed to property owners, 0 returned in favor; 0 returned in opposition; no registered Neighborhood Association.

**No Public Comment**

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

**MOTION PASSES****Item #30****ZONING CASE Z-2023-10700318 (Council District 2):** 12/05/2023

A request for a change in zoning from "I1 HS AHOD" General Industrial Historic Significant Airport Hazard Overlay District to "MF-18 HS AHOD" Limited Density Multi-Family Historic Significant Airport Hazard Overlay District on Lot 51 and the west 25 feet of Lot 56, NCB 984, located at 1526 North Alamo Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA2023 11600081) (Ashley Leal, Zoning Planner, 2102076311, Ashley.Leal@sanantonio.gov, Development Services Department)

Staff stated 32 notices were mailed to property owners, 0 returned in favor; 0 returned in opposition; Government Hill Alliance Neighborhood Association is in favor.

**No Public Comment**

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

**MOTION PASSES****Item #32****ZONING CASE Z-2023-10700320 S (Council District 9):** 12/05/2023

A request for a change in zoning from "C2 GC3 MLOD1 MLR2" Commercial US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "C2 S GC3 MLOD1 MLR2" Commercial US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Lighting Region 2 District with a Specific Use Authorization for Party House, Reception Hall and Meeting Facilities on Lots 26 and Lot 901, Block 1, NCB 19202, generally located in the 28000 block of North US Highway 281. Staff recommends Approval. (Kellye Sanders, Planning Coordinator, 210-207-2187, kellye.sanders@sanantonio.gov, Development Services Department)

Staff stated 10 notices were mailed to property owners, 4 returned in favor; 0 returned in opposition; no registered Neighborhood Association.

**Voicemails**

- Ralph Mann, is in opposition.



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

#### **MOTION PASSES**

##### **Item #34**

##### **ZONING CASE Z-2023-10700325 (Council District 3):**12/05/2023

A request for a change in zoning from "R5" Residential SingleFamily District, "MF-18" Limited Density MultiFamily District, and "C2" Commercial District to "R4" Residential Single Family District on 49.814 acres, "MF18" Limited Density Multi-Family District on 4.077 acres, and "C2" Commercial District on 2.726 acres, a total of 56.703 acres out of CB 4167, generally located in the 20400 20900 block of Gus McCrae Lane. Staff recommends Approval. (Joseph Leos, Zoning Planner, (210) 207-3074, [Joseph.Leos@sanantonio.gov](mailto:Joseph.Leos@sanantonio.gov), Development Services Department)

Staff stated 39 notices were mailed to property owners, 0 returned in favor; 0 returned in opposition; no registered Neighborhood Association.

#### **No Public Comment**

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

#### **MOTION PASSES**

##### **CONTINUANCE HEARING TO 12/19/2023**

##### **Item #14**

**ZONING CASE Z-2023-10700281 (Council District 4):** Continued from 11/07/2023A request for a change in zoning from "R4 MLOD2 MLR2 AHOD" Residential SingleFamily Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ1 MLOD2 MLR2 AHOD" Limited Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for seventynine (79) dwelling units on the east 130 feet of the west 262.5 feet of the south 335.08 feet of Lot 337, the west 132.5 feet of the east 262.5 feet of Lot 337, and the east 131.25 feet of the north 331.88 feet of Lot 338, Block 35, NCB 11134, located at 1471 and 1477 West Villaret Boulevard and 1487 East Mally Boulevard. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, [ann.benavidez@sanantonio.gov](mailto:ann.benavidez@sanantonio.gov), Development Services Department)

Staff stated 14 notices were mailed to property owners, 4 returned in favor; 1 returned in opposition; no registered Neighborhood Association.

**No Public Comment**

**Motion:** Commissioner Reyes approves item as presented  
**Second:** Commissioner Watson  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES****Item #19****ZONING CASE Z-2023-10700272 CD (Council District 5): 12/05/2023**

A request for a change in zoning from "R6 MLOD2 MLR2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C1 CD MLOD2 MLR2 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use For Motor Vehicles Sales on 0.1564 acres out of NCB 6677, located at 376 Hawthorne Street. Staff recommends Denial. (Ann Benavidez, Zoning Planner, (210) 2078208, [ann.benavidez@sanantonio.gov](mailto:ann.benavidez@sanantonio.gov), Development Services Department)

Staff stated 21 notices were mailed to property owners, 5 returned in favor; 0 returned in opposition; no response from St. Leo's Neighborhood Association.

**No Public Comment**

**Motion:** Commissioner Reyes approves item as presented  
**Second:** Commissioner Watson  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES****Item #22****ZONING CASE Z-2023-10700295 (Council District 5): 12/05/2023**

A request for a change in zoning from "R4 MLOD2 MLR1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C2 MLOD2 MLR1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lots 26 and 27, Block 3, NCB 8132, located at 151 Cortez Avenue. Staff recommends Denial, with an Alternate Recommendation. (Ann Benavidez, Zoning Planner, (210) 207-8208, [ann.benavidez@sanantonio.gov](mailto:ann.benavidez@sanantonio.gov), Development Services Department)

Staff stated 49 notices were mailed to property owners, 1 returned in favor; 0 returned in opposition; Las Palmas Neighborhood Association is in opposition.

**No Public Comment**

**Motion:** Commissioner Reyes approves item as presented  
**Second:** Commissioner Watson  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES****Item #26****ZONING CASE Z-2023-10700306 (Council District 5):** 12/05/2023

A request for a change in zoning from "C2 MLOD2 MLR2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 MLOD2 MLR2 AHOD" Residential SingleFamily Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 13, Block 1, NCB 7120, located at 222 Castroville Road. Staff recommends Approval. (Alfonso Camacho, Senior Planner, 210-207-0237, alfonso.camacho@sanantonio.gov, Development Services Department)

Staff stated 41 notices were mailed to property owners, 0 returned in favor; 0 returned in opposition; no response from El Charro Neighborhood Association.

**No Public Comment**

**Motion:** Commissioner Reyes approves item as presented  
**Second:** Commissioner Watson  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES****Item #33****ZONING CASE Z-2023-10700321 CD (Council District 5):** 12/05/2023

A request for a change in zoning from "R6 AHOD" Residential SingleFamily Airport Hazard Overlay District to "R6 CD AHOD" Residential Single Family Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units on Lot 5, Block 4, NCB 2209, located at 834 Leal Street. Staff recommends Denial, with an Alternate Recommendation. (Adolfo Gonzalez, Zoning Planner, 2102075407, adolfo.gonzalez@sanantonio.gov, Development Services Department)

Staff stated 35 notices were mailed to property owners, 0 returned in favor; 1 returned in opposition; Gardendale Neighborhood Association is opposed, no response from West End Hope in Action Neighborhood, Prospect Hill Neighborhood Association is in favor. Property owners outside 200 feet, 1 returned in favor, 3 returned in opposition.

**Public Comment**  
**Voicemails**

- Joe Ibarra, is in opposition.
- Maricela Garza, is in opposition.
- Raul Garcia, is in opposition.

**Motion:** Commissioner Reyes approves item as presented  
**Second:** Commissioner Watson  
**In Favor:** Unanimous  
**Opposed:** None

## MOTION PASSES

### Item #35

#### **ZONING CASE Z-2023-10700329 (Council District 3):** 12/05/2023

A request for a change in zoning from "MXD AHOD" Mixed Use Airport Hazard Overlay District with a maximum density of eleven (11) units per acre to "MXD AHOD" Mixed Use Airport Hazard Overlay District for a Major Site Plan Amendment to increase the maximum density to twentythree (23) units per acre and increase the total commercial acreage within the "MXD" boundary on Lot P1, NCB 10880, located at 3500 Goliad Road. Staff recommends Approval. (Kellye Sanders, Planning Coordinator, 210-207-2187, kellye.sanders@sanantonio.gov, Development Services Department)

Staff stated 25 notices were mailed to property owners, 1 returned in favor; 3 returned in opposition; no registered Neighborhood Association.

### Public Comment

#### Voicemail

- Kathleen Urtiaga, is in opposition.

**Motion:** Commissioner Reyes approves item as presented  
**Second:** Commissioner Watson  
**In Favor:** Unanimous  
**Opposed:** None

## MOTION PASSES

## **INDIVIDUAL HEARING**

### Item #10

#### **ZONING CASE Z-2023-10700244 CD (Council District 1):** Continued from 11/07/2023

A request for a change in zoning from "R6 NCD2 AHOD" Residential SingleFamily Alta Vista Neighborhood Conservation District Overlay Airport Hazard Overlay District to "R6 CD NCD2 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, 210-207-2187, kellye.sanders@sanantonio.gov, Development Services Department)

Staff stated 28 notices were mailed to property owners, 0 returned in favor; 4 returned in opposition; no response from Alta Vista Neighborhood Association, no response from Five Points Neighborhood Association. Outside 200 feet, The Conservation Society of San Antonio states that the development should conform with Alta Vista NCD Design Standards

**Public Comment****Voicemail**

- Kathryn Ruckman, is in support.

**Motion:** Commissioner Watson approves item for continuance January 16, 2024

**Second:** Commissioner Fuentes

**In Favor:** Unanimous

**Opposed:** None

**MOTION PASSES****Item #3****ZONING CASE Z202310700171 ERZD (Council District 8):** 12/05/2023

A request for a change in zoning from "QD CD UC1 MLOD1 MLR1 AHOD ERZD" Quarry IH-10/FM 1604 Urban Corridor Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District with a Conditional Use for Blasting and Asphaltic Concrete and "C2 UC1 MLOD1 MLR1 AHOD ERZD" Commercial IH10/FM 1604 Urban Corridor Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District to "ED MLOD1 MLR1 AHOD ERZD" Entertainment Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District on 51.049 acres out of NCB 17700, generally located in the 4000 block of West Loop 1604. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA202311600045) (Joseph Leos, Zoning Planner, (210) 207-3074, [joseph.leos@sanantonio.gov](mailto:joseph.leos@sanantonio.gov), Development Services Department)

Staff stated 27 notices were mailed to property owners, 0 returned in favor; 2 returned in opposition; no registered Neighborhood Association. Owners outside 200 feet, 5 returned in favor, 3 returned in opposition.

Michael Barr, SAWS Research Protection Division, is present and comes to the podium to present recommendations. The 51acre site is undeveloped with native trees, it is not in a 100-year flood plain, no portion of the site has sensitive geologic features. SAWS recommends approval to include environmental recommendations 65% impervious cover on 51-acre site.

Applicant representative, Caroline McDonald comes to the podium with presentation regarding request for change in zoning to regional mixed use. Agrees with JBSA stipulations.

**Rebuttal**

Commissioner Ortiz, District 9, asks about hours of operation. Representative replies normal retail hours, 11am-10pm, not 2am bars, downward facing lights, entertainment uses will comply with MLOD stipulations, fully parked, no parking on streets will be necessary.

**No Public Comment**

**Motion:** Commissioner Ortiz approves item as presented  
**Second:** Commissioner Watson  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES****Item #4****ZONING CASE Z202310700339 CD ERZD (Council District 9): 12/05/2023**

A request for a change in zoning from "R6 CD MLOD1 MLR2 ERZD" Residential Single-Family Camp Bullis Military Overlay District Military Lighting Region 2 Edwards Recharge Zone District with a Conditional Use for an Assisted Living Facility with up to 16 residents to "R6 CD MLOD1 MLR2 ERZD" Residential Single-Family Camp Bullis Military Overlay District Military Lighting Region 2 Edwards Recharge Zone District with a Conditional Use for an Assisted Living Facility with up to 6 residents for a Major Site Plan Amendment to increase the building square footage on Lot 1 and the west 45 feet of Lot 2, Block 31, NCB 14843, located at 2104 Pipestone Drive. Staff recommends Approval. (Kellye Sanders, Planning Coordinator, 2102072187, [kellye.sanders@sanantonio.gov](mailto:kellye.sanders@sanantonio.gov), Development Services Department)

Staff stated 19 notices were mailed to property owners, 5 returned in favor; 1 returned in opposition; no response from Oak Haven Heights Neighborhood Association. Outside 200 feet, 2 returned in favor.

Mike Escalante, SAWS Aquifer Protection Evaluation Section, is present and comes to the podium to present recommendations on addition to Assisted Living Facility. The 4.6 acres developed site is not in a flood plain, no portion of the site has sensitive geologic features. SAWS recommends approval to include environmental recommendations 38.66% impervious cover on 4.6 are lot.

Applicant, Samuel Vesa comes the podium with presentation regarding making enhancements to space to serve more residents.

**No Public Comment**

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

**MOTION PASSES**

**Item #6****ZONING CASE Z-2023-10700183 (Council District 8):** Continued from 11/07/2023

A request for a change in zoning from “R6 MLOD1 MLR2” Residential SingleFamily Camp Bullis Military Lighting Overlay Military Lighting Region 2 District” to “MF18 MLOD1 MLR2” Limited Density MultiFamily Camp Bullis Military Lighting Overlay Military Lighting Region 2 District” on 10.77 acres out of CB 4549, generally located in the 16000 block of Kyle Seale Parkway. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff stated 14 notices were mailed to property owners, 1 returned in favor; 0 returned in opposition; no registered Neighborhood Association within 200 feet. Owners outside 200 feet, 0 returned in favor, 14 returned in opposition. Sonoma Ridge Neighborhood Association is opposed.

Applicant representative, James McKnight comes to the podium with presentation regarding request R6 10.77 acres of 118 larger acre lot. Already has approval for 295 units for 118 acre lot, seeking instead to lower to 230 units over 10.77 acre. Proposing 130 townhomes and 100 single family homes. Protective Species assessment has been completed.

**Rebuttal**

Representative confirms Environmental Reports have been completed, Traffic Impact has not been done. Commissioner Ortiz, District 8, inquires if sidewalks will be added. Representative confirms sidewalks will be required and new picture rendering will be ready next week. Commissioner Bustamante, District 5, confirms 10% buffer on 91 acres. Whitsett, District10, inquires if the units will be for sale. Representative confirms townhomes and single housing units will be for sale. Commissioner Reyes, District 4, inquires if storm water run off goes to Kyle Seale. Representative answers, run-off will go South East of property. Commissioner Sipes, District 7, inquires if property is over Edward Recharge Zone? Representative replies that a very small portion of property is over ERZ but property being rezoned is not.

**Public Comment****Voicemail**

- Eden Critchfield, is in opposition.
- Floyd Olivares, is in opposition.

**Motion:** Commissioner Ortiz approves item as presented  
**Second:** Commissioner Barros  
**In Favor:** Unanimous  
**Opposed:** None

**Item #7****ZONING CASE Z202310700186 (Council District 5):** Continued from 11/07/2023

A request for a change in zoning from "C2 MLOD2 MLR2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ2 MLOD2 MLR2 AHOD" Medium Intensity Infill Development Zone Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with permitted for six (6) dwelling units on Lot 10A, Lot 10B, and Lot 11A, NCB 2190, located at 1407 Leal Street. Staff recommends Approval. (Joseph Leos, Zoning Planner, (210) 207-3074,

joseph.leos@sanantonio.gov, Development Services Department) 8.

(Continued from 11/07/2023) ZONING CASE Z202310700235 CD (Council District 5):

Applicant, Asad Halai, is present. Is seeking rezoning residential approval for 6 dwelling units, parking included.

Staff stated 24 notices were mailed to property owners, 0 returned in favor; 0 returned in opposition; no response from Prospect Hill Neighborhood Association, no response from Terra Linda Neighborhood Association.

**No Public Comment**

**Motion:** Commissioner Bustamante approves item as presented

**Second:** Commissioner Watson

**In Favor:** Unanimous

**Opposed:** None

**MOTION PASSES**

**Item #11**

**ZONING CASE Z-2023-10700247 CD (Council District 5):** Continued from 11/07/2023

A request for a change in zoning from "R4 MLOD2 MLR2 AHOD" Residential SingleFamily Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R4 CD MLOD2 MLR2 AHOD" Residential SingleFamily Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units on Lot 21 and Lot 22, Block 2, NCB 8951, located at 5703 Macdona Street. Staff recommends Approval. (Adolfo Gonzalez, Zoning Planner, 2102075407, [adolfo.gonzalez@sanantonio.gov](mailto:adolfo.gonzalez@sanantonio.gov), Development Services Department)

Staff stated 41 notices were mailed to property owners, 0 returned in favor; 0 returned in opposition; no response from Tierra Linda Neighborhood Association.

Applicant, Raul Garcia, is present. Seeking rezoning for (4) dwelling units. Agrees to add tree placement to site plan.

**No Public Comment**

**Motion:** Commissioner Bustamante approves item as amended

**Second:** Commissioner Fuentes

**In Favor:** Unanimous

**Opposed:** None

**MOTION PASSES**

Commissioner Watson exited the room at 2:50pm, returns at 2:54pm.



**Item #12****ZONING CASE Z202310700264 (Council District 7):** Continued from 11/07/2023

A request for a change in zoning from "R6 S MLOD2 MLR2 AHOD" Residential SingleFamily Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for Noncommercial Sports Complex to "MF25 MLOD2 MLR2 AHOD" Low Density MultiFamily Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 22.088 acres out of NCB 18623, generally located in the 4000 block of Timberhill Drive. Staff recommends Approval. (Joseph Leos, Zoning Planner, (210) 2073074, [joseph.leos@sanantonio.gov](mailto:joseph.leos@sanantonio.gov), Development Services Department

Staff stated 75 notices were mailed to property owners, 0 returned in favor; 7 returned in opposition; no registered Neighborhood Association. Property owners outside 200 feet, 1 returned in favor, 1 returned in opposition.

Applicant representative is present, Caroline McDonald. Representative proposes change to form single family to multi family apartments.

**Public Comment**

- Eugene Coronado, is in opposition.

**Voicemails**

- Mary Ellen Gonzalez, is in opposition.
- Stephanie Schulze, is in opposition.

**Rebuttal**

Adjustment is planned for height of apartments that would facedown on residents. Developers will have to contribute \$500,000 to address traffic. 10 acres of wildlife will be set aside. Housing is necessary. Northside ISD was invited to meeting , did not attend, did not respond to letters.

Engineer, Mr. Garza, comes to the podium. Border Brook is a stop condition, stop sign only, does not foresee a traffic light in the future. A roundabout might be a possible solution. TIA will be required, most likely TIA level 2. Storm water will be underground.

Caroline McDonald returns to the podium, agrees to amendment MF18, lowers units to 288.

**Motion:** Commissioner Sipes motions for denial  
**Second:** Commissioner Kin Hui  
**In Favor:** Watson, Fuentes  
**Opposed:** Reyes, Ortiz, Barros, Whitsett, Chase, Kellum, Bustamante

**MOTION FAILS**

**Motion:** Commissioner Bustamante motions to reconsider  
**Second:** Commissioner Ortiz  
**In Favor:** Reyes, Barros, Whitsett, Chase, Kellum,  
**Opposed:** Watson, Fuentes, Hui, Sipes

**MOTION PASSES**

**Motion:** Commissioner Bustamante to approve item as amended  
**Second:** Commissioner Ortiz  
**In Favor:** Reyes, Barros, Whitsett, Chase, Kellum,  
**Opposed:** Watson, Fuentes, Hui, Sipes

**MOTION PASSES**

Zoning commission takes recess at 3:07pm resumes 3:22pm

**Item #16****ZONING CASE Z-2023-10700288 S (Council District 1):** Continued from 11/07/2023

A request for a change in zoning from "R6 UC4 AHOD" Residential SingleFamily North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District and "R6 AHOD" Residential SingleFamily Airport Hazard Overlay District to "C1 S UC4 AHOD" Light Commercial North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District with a Specific Use Authorization for Commercial Parking Lot and "C1 S AHOD" Light Commercial Airport Hazard Overlay District with a Specific Use Authorization for Commercial parking Lot on 0.419 acres out of NCB 6518 and NCB 6805, and "NC S AHOD" Neighborhood Commercial Airport Hazard Overlay District with a Specific Use Authorization for Commercial Parking Lot on 0.341 acres out of NCB 3053, located at 119 and 134 Terry Court, and 402 and 406 East French Place. Staff recommends. Approval. (Kellye Sanders, Planning Coordinator, 210-207-2187, [kellye.sanders@sanantonio.gov](mailto:kellye.sanders@sanantonio.gov), Development Services Department

Staff stated 46 notices were mailed to property owners, 9 returned in favor; 3 returned in opposition; Tobin Hill Neighborhood Association is in opposition. Outside 200 feet, 1 returned in favor.

Applicant's representative, Patrick Christenson, comes to the podium proposing to rezone parking lot of St Sophia's Greek Orthodox Church so that the church can charge a fee during non-mass days to raise revenue. Preliminary site plan is 26-34 parking spaces, paved, tag or app for payment, not interested in towing vehicles.

**Rebuttal**

Patrick Christenson, returns to the podium to clarify the home the church owned had to be torn down because they could not afford to restore it. Preliminary site plan is 26-34 parking spaces, paved, tag or app for payment, not interested in towing vehicles.

**Public Comment****Voicemails**

- Chad Carey, is in support.
- Rick Schell, is in opposition.
- Patrick Reck, is in opposition.

**Motion:** Commissioner Kellum approves item as presented  
**Second:** Commissioner Fuentes  
**In Favor:** Reyes, Hui, Ortiz, Barros, Whitsett, Chase, Bustamante  
**Opposed:** Watson, Sipes

## **MOTION PASSES**

Bustamante leaves the meeting at 3:45pm

Commissioner Fuentes leaves the meeting 3:45pm returns 3:48pm

### **Item #24**

#### **ZONING CASE Z-2023-10700301 (Council District 8): 12/05/2023**

A request for a change in zoning from “R6 NCD5 AHOD” Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to “C-1 IDZ NCD5 AHOD” Light Commercial Infill Development Zone Beacon Hill Neighborhood Conservation Airport Hazard Overlay District, on the East 77 feet of Lot 16, Block 3, NCB 3032, located at 319 Blanco Road. Staff recommends Denial, with an Alternate Recommendation. (Forrest Wilson, Principal Planner, 210-207-0157, [forrest.wilson@sanantonio.gov](mailto:forrest.wilson@sanantonio.gov), Development Services Department)

Staff stated 25 notices were mailed to property owners, 0 returned in favor; 0 returned in opposition; Beacon Hill Area Neighborhood Association is in opposition.

Applicant’s representative, Patrick Christenson agrees to amend CI to NC-IDZ zoning.

### **Public Comment**

- Cynthia Spielman, is in support.

**Motion:** Commissioner Kellum approves item as amended  
**Second:** Commissioner Watson  
**In Favor:** Reyes, Hui, Ortiz, Barros, Whitsett, Chase, Sipes  
**Abstain:** Fuentes  
**Opposed:** None

## **MOTION PASSES**

### **Item #27**

#### **ZONING CASE Z-2023-10700307 (Council District 8): 10/25/2023**

A request for a change in zoning from “O2” High Rise Office District to “C2” Commercial District on Lot 7, Block 1, NCB 14281, located at 8930 Wurzbach Road. Staff recommends Approval. (Forrest Wilson, Principal Planner, 210-207-0157, [forrest.wilson@sanantonio.gov](mailto:forrest.wilson@sanantonio.gov), Development Services Department)

Staff stated 30 notices were mailed to property owners, 0 returned in favor; 4 returned in opposition; no response from Laurel Hills Neighborhood Association. Property owners outside 200 feet, 8 in opposition.

**Public Comment****Voicemails**

- **Janice Mann, is in opposition.**
- **Sandy Stinson, is in opposition.**
- **Ana Horcasitas, is in opposition.**
- **Andrew Rodriguez, is in opposition.**
- 

**Motion:** Commissioner Ortiz to approve item for a continuance to December 19, 2023

**Second:** Commissioner Watson

**In Favor:** Unanimous

**Opposed:** None

**MOTION PASSES****Item #31****ZONING CASE Z-2023-10700319 (Council District 8):** 10/05/2023

A request for a change in zoning from "R20 MSAO1 MLOD1 MLR1" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District to "C2 MSAO1 MLOD1 MLR1" Commercial Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District on 0.995 acres out of NCB 35733, located at 21330 Milsa Drive. Staff recommends Approval. (Adolfo Gonzalez, Zoning Planner, 210207-5407, [adolfo.gonzalez@sanantonio.gov](mailto:adolfo.gonzalez@sanantonio.gov), Development Services Department)

Staff stated 9 notices were mailed to property owners, 1 returned in favor; 1 returned in opposition; no registered Neighborhood Association.

Applicant's representative, Patrick Christenson comes to the podium to request continuance.

**Public Comment**

- Dana Pankratz, is in opposition.

**Motion:** Commissioner Ortiz to approve item for continuance to December 19, 2023

**Second:** Commissioner Watson

**In Favor:** Unanimous

**Opposed:** None

**MOTION PASSES****Minutes**

Consideration and approval of November 7, 2023 Zoning Commission Minutes.

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

**Second:** Commissioner Ortiz

**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 4:10 P.M.

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

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

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