

# City of San Antonio



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

---

**Tuesday, September 3, 2024**

**1:00 PM**

**1901 S. Alamo**

---

The meeting was called to by Chair Sipes order at 1:03 PM and roll was called by the Dezarae Leal noting the following members present:

Roll Call – Present: Kellum, Watson, Hinojosa, Reyes, Bustamante, Hui, Sipes, Ortiz, Whitsett, Chase

Absent: Barros

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

**1. ZONING CASE Z-2024-10700152 (Council District 1): (POSTPONED)**

A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District, "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District, and "MF-33 HS AHOD" Multi-Family Historic Significant Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for Noncommercial Parking Lot with a reduced 5' bufferyard, on 0.338 acres out of NCB 395, 0.4995 acres out of NCB 843, and 0.610 acres out of NCB 844, and "IDZ-1 HS AHOD" Limited Intensity Infill Development Zone Historic Significant Airport Hazard Overlay District with uses permitted for Noncommercial Parking Lot with a reduced 5' bufferyard on 0.1825 acres out of NCB 843, located at 802-812 East Erie Avenue, 834-836 East Erie Avenue, 401 and 414 East Laurel, and 114 Paschal Street. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department).

This item was postponed and not heard at this meeting.

**2. ZONING CASE Z-2024-10700117 (Council District 2): (Continued from 8/6/2024)**

A request for a change in zoning from "R-4 MLOD-3 MLR-1" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District to "C-2 MLOD-3 MLR-1" Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District on Lot 36, Block 9, NCB 10268, located at 451 Sterling Street. Staff recommends Denial. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department).

Staff mailed 27 notices to property owners, 0 in favor, 0 in opposition, no registered Neighborhood Association within 200'.

**No Public Comment**

**Motion**

Commissioner Watson motioned for a continuance until September 17, 2024. Commissioner Ortiz seconded the motion. The motion carried by the following vote:

**Aye:** Watson, Barros, Hinojosa Reyes, Bustamante, Hui, Sipes, Ortiz, Barros, Whitsett, Chase.  
**Nay:** None.

3. **ZONING CASE Z-2024-10700135 CD (Council District 1):** (Continued from 8/20/2024)  
A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 CD AHOD" General Commercial Airport Hazard Overlay District with a Conditional Use for Oversized Vehicle Storage on Lot 64, Block 2, NCB 1774, located at 1010 Warner Avenue. Staff recommends Denial. (Associated Plan Amendment Case Z-2024- 11600047) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

This item was postponed and not heard at this meeting.

4. **ZONING CASE Z-2024-10700135 CD (Council District 1):** (Continued from 8/20/2024)  
A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 CD AHOD" General Commercial Airport Hazard Overlay District with a Conditional Use for Oversized Vehicle Storage on Lot 64, Block 2, NCB 1774, located at 1010 Warner Avenue. Staff recommends Denial. (Associated Plan Amendment Case Z-2024- 11600047) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department).

Staff mailed 21 notices to property owners within 200', 5 in favor, 0 in opposition; Keystone Neighborhood Association and San Antonio Texas District One Resident association gave no response, outside 200': 3 in favor.

Hina Martin, the applicant, stated the land next to her property has limited use due to it being in a flood zone. Ms. Martin was seeking to accommodate oversize vehicle storage.

**No Public Comment**

**Motion**

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

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

5. **ZONING CASE Z-2024-10700138 S (Council District 6):** (Continued from 8/20/2024)  
A request for a change in zoning from "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-1 MLOD-2 MLR-2 AHOD" Light Commercial Lackland Military Lighting Overlay Military

Lighting Region 2 Airport Hazard Overlay District to "C-2 S MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for a Hospital on 7.081 acres out of NCB 17673, generally located in the 1900 block of Rogers Road. Staff recommends Approval. (Kellye Sanders, Planning Coordinator, 210-207-2187, kellye.sanders@sanantonio.gov, Development Services Department).

Staff mailed 35 notices to property owners within 200', 1 in favor, 1 in opposition, no registered Neighborhood Association.

**No Public Comment**

**Motion**

Commissioner Watson motioned for a continuance until October 1, 2024. Commissioner Barros seconded the motion. The motion carried by the following vote:

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

**Nay:** None.

**6. ZONING CASE Z-2024-10700149 CD (Council District 3): September 3, 2024**

A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-3NA CD AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for a Warehouse on Lot 2, Block 1 CB 4007, located at 11211 South Highway 181. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2024-11600053) (Samantha Benavides, Zoning Planner, 210-207-6043, Samantha.Benavides@sanantonio.gov, Development Services Department)

Staff mailed 35 notices to property owners within 200', 5 in favor, 0 in opposition; Los Jardines Neighborhood Association is in favor; outside 200': no response.

**No Public Comment**

**Motion**

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

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

**Nay:** None.

**7. ZONING CASE Z-2024-10700149 CD (Council District 3): September 3, 2024**

A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-3NA CD AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for a Warehouse on Lot 2, Block 1 CB 4007, located at 11211 South Highway 181. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2024-11600053) (Samantha Benavides, Zoning Planner, 210-207-6043, Samantha.Benavides@sanantonio.gov, Development Services Department)

Staff mailed 8 notices to property owners, 2 in favor, 0 in opposition; no registered Neighborhood Association, outside 200': no response.

**No Public Comment**

**Motion**

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

**Aye:** Watson, Barros, Hinojosa Reyes, Bustamante, Hui, Sipes, Ortiz, Kellum, Whitsett, Chase  
**Nay:** None.

8. **ZONING CASE-Z-2024-10700159 (Council District 3):** September 3, 2024

A request for a change in zoning from "R-5 MLOD-3 MLR-2" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District and "C-3NA CD S MLOD-3 MLR-2" General Commercial Nonalcoholic Sales Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District with a Specific Use Authorization for a Mini Warehouse Facility, exceeding 2.5 acres, and a Conditional Use for Outdoor Vehicle and Boat Storage to "R-4 MLOD-3 MLR-2" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District on 21.366 acres out of NCB 10835, located at 4312 Roland Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2024-11600055) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department).

Staff mailed 20 notices to property owners within 200', 0 in favor, 0 in opposition; Pecan Valley Neighborhood Association gave no response, outside 200': no response.

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

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

**Aye:** Watson, Barros, Hinojosa Reyes, Bustamante, Hui, Sipes, Ortiz, Kellum, Whitsett, Chase  
**Nay:** None.

9. **ZONING CASE Z-2024-10700161 (Council District 5):** September 3, 2024

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 "IDZ-1 MLOD-2 MLR-2 AHOD" Limited Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for a Noncommercial Parking Lot on Lot 2, Block 4, NCB 2820, located at 3005 West Martin Street. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, eradio.gomez@sanantonio.gov, Development Services Department)

Staff mailed 27 notices to property owners within 200', 0 in favor, 1 in opposition; West End Hope in Action Neighborhood Association did not provide a response and Prospect Hill Neighborhood Association is opposed.

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

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

**Aye:** Watson, Barros, Hinojosa Reyes, Bustamante, Hui, Sipes, Ortiz, Kellum, Whitsett, Chase  
**Nay:** None.

**10. ZONING CASE Z-2024-10700164 (Council District 10):** September 3, 2024

A request for a change in zoning from "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Real Estate Office to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 16, Block 2, NCB 12452, located at 2639 Nacogdoches Road. Staff recommends Denial, with an Alternate Recommendation. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Staff mailed 23 notices to property owners, 2 in favor, 7 in opposition; no registered Neighborhood Association, 2 in favor outside 200' 8 opposed outside 200'.

Ean Riles, applicant, amend his request to "NC" at the podium. Mr. Riles stated Rel Estate classes are given at the property.

**Public Comment**

- Manuel Castillo, spoke in opposition.
- Charles Edens, yielded time to Manuel Castillo.
- Donna Castillo, yielded time to Manuel Castillo.

**Rebuttal**

Mr. Riles stated the easement is not pertinent to his zoning case.

**Motion**

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

**Aye:** Watson, Barros, Hinojosa Reyes, Bustamante, Hui, Sipes, Ortiz, Kellum, Whitsett, Chase  
**Nay:** None.

**11. ZONING CASE Z-2024-10700170 S (Council District 3):** September 3, 2024

A request for a change in zoning from "I-2" Heavy Industrial District to "I-2 S" Heavy Industrial District with a Specific Use Authorization for Bulk Plan or Terminal (Includes Bulk Storage of Petro Chemicals) on Lot 7, Block 2, CB 4010, generally located in the 20000 block of Petroleum Common Road. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, eradio.gomez@sanantonio.gov, Development Services Department)

Staff mailed 8 notices to property owners within 200', 0 in favor, 1 in opposition; no registered Neighborhood Association.

**No Public Comment**

**Motion**

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

**Aye:** Watson, Barros, Hinojosa Reyes, Bustamante, Hui, Sipes, Ortiz, Kellum, Whitsett, Chase  
**Nay:** None.

**12. ZONING CASE Z-2024-10700172 S (Council District 2):** September 3, 2024

A request for a change in zoning from "AE-1 AHOD" Arts and Entertainment Airport Hazard Overlay District to "AE-1 S AHOD" Arts and Entertainment Airport Hazard Overlay District with a Specific Use Authorization for a Hotel on Lots 3 and 4, Block 109, NCB 1386, located at 1738 East Commerce Street. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, [Bronte.Frere@sanantonio.gov](mailto:Bronte.Frere@sanantonio.gov), Development Services Department)

Staff mailed 29 notices to property owners within 200', 12 in favor, 2 in opposition, no response from Denver Neighborhood Association, Dignowity Hill Neighborhood Association is in support; outside 200': 51 in favor.

**No Public Comment**

**Motion**

Commissioner Watson motioned for a continuance until October 1, 2024. Commissioner Barros seconded the motion. The motion carried by the following vote:

**Aye:** Watson, Barros, Hinojosa Reyes, Bustamante, Hui, Sipes, Ortiz, Barros, Whitsett, Chase.  
**Nay:** None.

**13. ZONING CASE Z-2024-10700173 (Council District 4):** September 3, 2024

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, "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, and "R-5 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, and "MF-18 MLOD-2 MLR-2 AHOD" Limited Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 57.741 acres out of NCB 11139, located at 854, 927, 1100, 1132, and 1200 East Chavaneaux Road. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, [Samantha.Benavides@sanantonio.gov](mailto:Samantha.Benavides@sanantonio.gov), Development Services Department).

Staff mailed 44 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 to approve item as presented. Commissioner Barros seconded the motion. The motion carried by the following vote:

**Aye:** Watson, Barros, Hinojosa Reyes, Bustamante, Hui, Sipes, Ortiz, Kellum, Whitsett, Chase.  
**Nay:** None.

**14. ZONING CASE Z-2024-10700174 (Council District 4):** September 3, 2024

A request for a change in zoning from "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family 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 9.473 acres out of CB 4301, located at 11893 Fischer Road. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment Case PA- 2024-11600054) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department).

Staff mailed 54 notices to property owners, 48 in favor, 0 in opposition, no registered Neighborhood Association within 200'.

**No Public Comment**

**Motion**

Commissioner Watson motioned for a continuance until September 17, 2024. Commissioner Ortiz seconded the motion. The motion carried by the following vote:

**Aye:** Watson, Barros, Hinojosa Reyes, Bustamante, Hui, Sipes, Ortiz, Barros, Whitsett, Chase.  
**Nay:** None.

**15. ZONING CASE-Z-2024-10700175 (Council District 7): September 3, 2024**

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-4 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 8, the east 15 feet of Lot 7, and the west 30 feet of Lot 9, Block 13, NCB 9213, located at 2326 Cincinnati Avenue. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department).

Staff mailed 27 notices to property owners within 200', 0 in favor, 0 in opposition; Woodlawn Lake Neighborhood Association gave no response.

**No Public Comment**

**Motion**

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

**Aye:** Watson, Barros, Hinojosa Reyes, Bustamante, Hui, Sipes, Ortiz, Kellum, Whitsett, Chase.  
**Nay:** None.

**16. ZONING CASE-Z-2024-10700177 CD (Council District 2): September 3, 2024**

A request for a change in zoning from "MF-33 NCD-6 AHOD" Multi-Family Mahncke Park Neighborhood Conservation District Overlay Airport Hazard Overlay District to "R-4 CD NCD-6 AHOD" Residential Single-Family Mahncke Park Neighborhood Conservation District Overlay Airport Hazard Overlay District with a Conditional Use for Professional Office on Lot 12, Block 9, NCB 3863, located at 201 Ira Avenue. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department).

Staff mailed 27 notices to property owners, 0 in favor, 1 in opposition; Mahncke Park Neighborhood Association gave no response, outside 200': no response.

Patrick Vallejo, applicant's representative, amended his request from "IDZ" to "R4-CD" at the podium.

## **No Public Comment**

### **Motion**

Commissioner Watson motioned for a continuance until September 17, 2024. Commissioner Kellum seconded the motion. The motion carried by the following vote:

**Aye:** Watson, Barros, Hinojosa Reyes, Bustamante, Hui, Sipes, Ortiz, Kellum, Whitsett, Chase  
**Nay:** None.

#### **17. ZONING CASE Z-2024-10700178 (Council District 10):** September 3, 2024

A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on Lot 1, Block 1, NCB 18417, located at 144 O'Connor Road. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, [eradio.gomez@sanantonio.gov](mailto:eradio.gomez@sanantonio.gov), Development Services Department).

Staff mailed 50 notices to property owners within 200', 0 in favor, 17 in opposition, Randolph Hills Civic Club Neighborhood Association did not provide a response.

## **Public Comment**

### **In Person**

Steve Costello, spoke in opposition.

Barbra Garza, spoke in opposition.

Sandra Costello yielded time to Steve Costello.

### **Motion**

Commissioner Watson motioned for a continuance until October 1, 2024. Commissioner Barros seconded the motion. The motion carried by the following vote:

**Aye:** Watson, Barros, Hinojosa Reyes, Bustamante, Hui, Sipes, Ortiz, Barros, Whitsett, Chase.  
**Nay:** None.

#### **18. ZONING CASE Z-2024-10700179 (Council District 5):** September 3, 2024

A request for a change in zoning from "I-1 MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "IDZ-1 MLOD-2 MLR-1 AHOD" Limited Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District, "O-1" Office District and ten (10) dwelling units on Lot 14E, Lot 14F, Lot 14G, Lot 32, Lot 15A, Lot 15B, Lot 13K, Lot 14B, Lot 14H, and Lot 14K, Block 8, NCB 8084, located at 1327-1343 Southwest 35th Street and 2526, 2614, and 2618 El Jardin Road. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, [Samantha.Benavides@sanantonio.gov](mailto:Samantha.Benavides@sanantonio.gov), Development Services Department).

Staff mailed 36 notices to property owners within 200', 7 in favor, 0 in opposition, Thompson Neighborhood Association gave no response, no response outside 200'.

## **No Public Comment**



**Motion**

Commissioner Watson motioned for a continuance until September 17, 2024. Commissioner Ortiz seconded the motion. The motion carried by the following vote:

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

**Nay:** None.

**19. ZONING CASE Z-2024-10700180 (Council District 5): September 3, 2024**

A request for a change in zoning from "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lots 27-29, Block 27, NCB 3626, located at 923 Northwest 24th Street. Staff recommends Denial, with Alternate Recommendation. (Bronte Frere, Zoning Planner, 210- 207-5876, Bronte.Frere@sanantonio.gov, Development Services Department).

Staff mailed 32 notices to property owners, 0 in favor, 0 in opposition; Prospect Neighborhood Association and West End Hope Neighborhood Association are in favor.

Mary Cruz, applicant's daughter stated the property was previously used as a used car lot for sales.

She was seeking to operate 3 units to include a craft and snack shop.

Mrs. Cruz amends to "C-1" at the podium.

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

Commissioner Bustamante motioned to approve item as amended ("C-1"). Commissioner Watson seconded the motion. The motion carried by the following vote:

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

**Nay:** None.

**20. ZONING CASE Z-2024-10700183 HL (Council District 2): September 3, 2024**

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 Lighting Region 2 Airport Hazard Overlay District to "R-4 HL MLOD-3 MLR-2 AHOD" Residential Single-Family Historical Landmark Martindale Army Air Field Military Lighting Military Lighting Region 2 Airport Hazard Overlay District on Lot B, Block B3, NCB 1007, located at 1106 Burleson Street. Staff recommends Approval. (Mark Chavez, Senior Planner, 210-207-7395, Mark.Chavez@SanAntonio.Gov, Development Services Department).

Staff mailed 30 notices to property owners within 200', 1 in favor, 0 in opposition; Dignowity Hill Neighborhood Association gave no response.

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

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

**Aye:** Watson, Barros, Hinojosa Reyes, Bustamante, Hui, Sipes, Ortiz, Kellum, Whitsett, Chase.  
**Nay:** None.

**21. ZONING CASE Z-2024-10700184 HL (Council District 5):** September 3, 20204

A request for a change in zoning from "I-1 WQ MLOD-2 MLR-2 AHOD" General Industrial Westside Creeks Water Quality Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-3 S WQ MLOD-2 MLR-2 AHOD" General Commercial Westside Creeks Water Quality Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for Wireless Communication System to "I-1 HL WQ MLOD-2 MLR-2 AHOD" General Industrial Historic Landmark Westside Creeks Water Quality Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-3 S HL WQ MLOD-2 MLR-2 AHOD" General Commercial Historic Landmark Westside Creeks Water Quality Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for Wireless Communication System on 1.740 acres out of NCB A-18, located at 901 Nogalitos Street. Staff recommends Approval. (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; Collins Garden Neighborhood Association is in support.

**No Public Comment**

**Motion**

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

**Aye:** Watson, Barros, Hinojosa Reyes, Bustamante, Hui, Sipes, Ortiz, Kellum, Whitsett, Chase.  
**Nay:** None.

**22. Consideration and Approval of the August 20, 2024 Zoning Commission Minutes.**

**Motion**

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

**Aye:** Watson, Barros, Kellum, Hinojosa, Reyes, Bustamante, Hui, Sipes, Ortiz, Whitsett, Chase  
**Nay:** None

**Director's Report**

No report was given.

**Staff Announcements**

No announcements were given.

## **Adjournment**

There being no further discussion, the meeting was adjourned at 2:29 PM.

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

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

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

## Adjournment

There being no further discussion, the meeting was adjourned at 2:40 PM.

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

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

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