

# City of San Antonio



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

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Tuesday, December 17, 2024

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.

**1:05 PM – Call to order**

**Worldwide Interpreters were present.**

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

**Absent:** None.

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

**Item #1**

**Z-2024-10700301 S**

**Postponed**

**Item #24**

**Z-2024-10700293**

**Postponed**

### **COMBINED HEARING**

**Item #7**

**ZONING CASE Z-2024-10700168 CD (Council District 5):** (Continued from 12/3/2024)

A request for a change in zoning from "C-3R MLOD-2 MLR-1 AHOD" General Commercial Restrictive Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, and "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 28, Block 6, NCB 8129 and "R-4 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Military Lighting Overlay Military Lighting Region 1

Airport Hazard Overlay District with a Conditional Use for Noncommercial Parking Lot on the west 91.4 feet of Lots 11, 12, 15, 16, 17, 18, 19, and 20, Block 6, NCB 8129, located at 829 South General McMullen Drive and 836, 830, and 822 South San Augustine Avenue. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Staff mailed 48 notices to property owners within 200'; 8 in favor, 0 in opposition; Las Palmas Neighborhood Association is opposed under the current conditions of the property; outside 200': 2 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, Bustamante, Ortiz, Hinojosa, Reyes, Hui, Sipes, Kellum, Whitsett, Chase.  
**Nay:** None.

**Item #9**

**ZONING CASE Z-2024-10700249 CD (Council District 5):** (Continued from 12/3/2024)

A request for a change in zoning from "R-6 WQ MLOD-2 MLR-2 AHOD" Residential Single-Family Water Quality Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-6 CD WQ MLOD-2 MLR-2 AHOD" Residential Single-Family Water Quality Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on 0.25 acres out of NCB 2205, located at 1216 Leal Street. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Staff mailed 387 notices to property owners within 200', 0 in favor, 0 in opposition; West End Hope in Action and Prospect Hill Neighborhood Association gave no response.

**No Public Comment**

**Motion**

Commissioner Watson motioned for approval as amended (applicant is amending the subject property to .0186 acres out of NCB 2250, with an updated site plan) Commissioner Barros seconded the motion. The motion carried by the following vote:

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

**Item# 10**

**ZONING CASE Z-2024-10700272 S (Council District 2):** (Continued from 12/3/2024)

A request for a change in zoning from "C-2 UC-2 NCD-9 RIO-1 AHOD" Commercial Broadway Urban Corridor Overlay Westfort Alliance Neighborhood Conservation Overlay River

Improvement Overlay 1 Airport Hazard Overlay District and "C-2 NCD-9 RIO-1 AHOD" Commercial Westfort Alliance Neighborhood Conservation Overlay River Improvement Overlay 1 Airport Hazard Overlay District to "IDZ-2 S UC-2 NCD-9 RIO-1 AHOD" Medium Intensity Infill Development Zone Broadway Urban Corridor Overlay Westfort Alliance Neighborhood Conservation Overlay River Improvement Overlay 1 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, one (1) Dwelling Unit, Professional Office, Commercial and Noncommercial Parking Lot with a Specific Use Authorization for Parking Lots Requiring Removal of Dwelling Units and "IDZ-2 S NCD-9 RIO-1 AHOD" Medium Intensity Infill Development Zone Westfort Alliance Neighborhood Conservation Overlay River Improvement Overlay 1 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, one (1) Dwelling Unit, Professional Office, Commercial and Noncommercial Parking Lot with a Specific Use Authorization for Parking Lots Requiring Removal of Dwelling Units with uses permitted in "C-2" Commercial District, one (1) Dwelling Unit, Professional Office, Commercial and Noncommercial Parking Lot with a Specific Use Authorization for Parking Lots Requiring Removal of Dwelling Units on Lot 7 and the north 4.6 feet of Lot 8, Block 27, NCB 1764, located at 2023 North Alamo Street. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department).

Staff mailed 15 notices to property owners within 200', 0 in favor, 0 in opposition; Westfort Alliance Neighborhood Association gave no response.

#### **No Public Comment**

#### **Motion**

Commissioner Watson motioned for approval as amended (applicant has submitted an updated site plan for review). Commissioner Barros seconded the motion. The motion carried by the following vote:

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

#### **Item #12**

##### **ZONING CASE Z-2024-10700245 CD (Council District 3);** December 17, 2024

A request for a change in zoning from "NC MLOD-3 MLR-2" Neighborhood Commercial Martindale Military Lighting Overlay Military Lighting Region 2 District to "C-1 CD MLOD-3 MLR-2" Light Commercial Martindale Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for Auto and Light Truck Repair on the south 150 feet of Lot 16, Block 2, NCB 7521, located at 1762 Rigsby Avenue. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

Staff mailed 23 notices to property owners within 200', 1 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, Bustamante, Ortiz, Hinojosa, Reyes, Hui, Sipes, Kellum, Whitsett, Chase.  
**Nay:** None

**Item #13**

**ZONING CASE Z-2024-10700265 (Council District 2):** December 17, 2024

A request for a change in zoning from "AE-3 S EP-1 MLOD-3 MLR-2" Arts and Entertainment Facility Parking/Traffic Control Overlay Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District with a Specific Use Authorization for Floor Covering - Retail to "C-2 EP-1 MLOD-3 MLR-2" Commercial Facility Parking/Traffic Control Overlay Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District on Lot 20, Block 1, NCB 11674, located at 3414 East Commerce Street. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Staff mailed 48 notices to property owners within 200', 1 in favor, 0 in opposition; Coliseum Willow Park Neighborhood Association and Jefferson Heights 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, Bustamante, Ortiz, Hinojosa, Reyes, Hui, Sipes, Kellum, Whitsett, Chase.  
**Nay:** None

**Item #16**

**ZONING CASE Z-2024-10700283 (Council District 2):** December 17, 2024

A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District and "C-1" Light Commercial District on the north 55 feet of Lot 18, the west half of Block 21, NCB 618, located at 422 South Hackberry Street. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Staff mailed 37 notices to property owners within 200', 0 in favor, 2 in opposition; 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, Bustamante, Ortiz, Hinojosa, Reyes, Hui, Sipes, Kellum, Whitsett, Chase.  
**Nay:** None.

**Item #17**

**ZONING CASE Z-2024-10700284 (Council District 1):** December 17, 2024

A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on the south 60 feet of Lots 9 and 10, Block 12, NCB 3939, located at 2315 Blanco Road. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

Staff mailed 31 notices to property owners within 200', 0 in favor, 0 in opposition; San Antonio Texas District 1 Neighborhood Association did not provide a 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, Bustamante, Ortiz, Hinojosa, Reyes, Hui, Sipes, Kellum, Whitsett, Chase.  
**Nay:** None.

**Item #18**

**ZONING CASE Z-2024-10700287 (Council District 2):** December 17, 2024

A request for a change in zoning from "IDZ-2 MLOD-3 MLR-2 AHOD" Medium Intensity Infill Development Zone Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for six (6) dwelling units to "IDZ-2 MLOD-3 MLR-2 AHOD" Medium Intensity Infill Development Zone Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for six (6) dwelling units for a Major Site Plan Amendment on the north 100 feet of Lots 1 and 2, Block 9, NCB 1567, located at 102 and 166 J Street. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Staff mailed 38 notices to property owners within 200', 1 in favor, 0 in opposition; Denver Heights 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, Bustamante, Ortiz, Hinojosa, Reyes, Hui, Sipes, Kellum, Whitsett, Chase.  
**Nay:** None.

**Item #19**

**ZONING CASE Z-2024-10700288 CD (Council District 5):** December 17, 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 "R-6 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 1, Block 12, NCB 10396, located at 1202 Northwest 36th Street. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

Staff mailed 32 notices to property owners within 200', 12 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, Bustamante, Ortiz, Hinojosa, Reyes, Hui, Sipes, Kellum, Whitsett, Chase.  
**Nay:** None.

**Item #20**

**ZONING CASE Z-2024-10700289 (Council District 10):** December 17, 2024

A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-1 S AHOD" General Industrial Airport Hazard Overlay District with a Specific Use Authorization for Retail Liquid Petroleum (Propane) Gas Sales to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot P-9A, Lot P-9B, Lot P-9C, and Lot P-9D, NCB 15684 and Lot 11, Block 4, NCB 16151, located at 11825 Nacogdoches Road. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Staff mailed 17 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, Bustamante, Ortiz, Hinojosa, Reyes, Hui, Sipes, Kellum, Whitsett, Chase.  
**Nay:** None.

**Item #21**

**ZONING CASE Z-2024-10700290 (Council District 1):** December 17, 2024

A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District and "C-1 HS AHOD" Light Commercial Historic Significance Airport Hazard Overlay

District to "IDZ-2 HS AHOD" Medium Intensity Infill Development Zone Historic Significance Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on 0.495 acres out of NCB 372, the east 15 feet of Lot 10, and the west 35 feet of Lot 11, Block 10, NCB 372, located at 210 Lewis Street, and 215, 221, and 225 Poplar Street. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benvides@sanantonio.gov, Development Services Department)

Staff mailed 28 notices to property owners within 200', 0 in favor, 0 in opposition; Tobin Hill Community Neighborhood Association is in favor; San Antonio Texas District 1 Residents 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, Bustamante, Ortiz, Hinojosa, Reyes, Hui, Sipes, Kellum, Whitsett, Chase.  
**Nay:** None.

**Item #22**

**ZONING CASE Z-2024-10700291 CD (Council District 4):** December 17, 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 to "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Office Warehouse/Flex Space on Lot P-30C, CB 4300, located at 13348 Somerset Road. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

Staff mailed 19 notices to property owners within 200', 2 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, Bustamante, Ortiz, Hinojosa, Reyes, Hui, Sipes, Kellum, Whitsett, Chase.  
**Nay:** None.

**Item #23**

**ZONING CASE Z-2024-10700292 (Council District 10):** December 17, 2024

A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot P-103A, NCB 18890, located at 14435 Bulverde Road. Staff recommends Approval. (Kellye Sanders, Planning Coordinator, 210-207- 2187, Kellye.Sanders@sanantonio.gov, Development Services

Department)

Staff mailed 40 notices to property owners within 200', 0 in favor, 0 in opposition; Briarwick Neighborhood Association is in support and no response from Eden Homeowners Association.

**Public Comment**

Voicemail

Jack Wayne, spoke in opposition.

**Motion**

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

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

**Nay:** None.

**Item # 25**

**ZONING CASE Z-2024-10700296 (Council District 3):** December 17, 2024

A request for a change in zoning from "R-4" Residential Single-Family District and "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-33" Multi-Family District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on 14.635 acres out of NCB 10881, located at 7901 Southeast Loop 410. Staff recommends Approval. (Associated Plan Amendment PA-2024-11600088) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Staff mailed 9 notices to property owners within 200', 1 in favor, 0 in opposition; 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, Bustamante, Ortiz, Hinojosa, Reyes, Hui, Sipes, Kellum, Whitsett, Chase.

**Nay:** None.

**Item #26**

**ZONING CASE ZONING-Z-2024-10700297 CD (Council District 3):** December 17, 2024

A request for a change in zoning from "NP-15 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair on Lot P-155G and Lot P-155A, CB 4007, located at 11709 and 11785 Donop Road. Staff recommends Approval. (Eradio Gomez, Zoning Senior Planner, 210-207- 0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

Staff mailed 13 notices to property owners within 200', 3 in favor, 1 in opposition;



no Neighborhood Association within 200'.

Staff recommends approval with the following conditions:

- 8' solid screen fence along property line that abuts single family residential use and or zoning
- 1 ingress egress access point from Donop Road

**Public Comment**

Michael Cavazos, spoke in opposition.

**Motion**

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

Commissioner Bustamante requested a friendly amendment for approval with conditions as stated on the record.

Commissioner Watson accepted the amendment. Commissioner Barros accepted the amendment.

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

**Nay:** None.

**Item #28**

**ZONING CASE Z-2024-10700300 (Council District 7):** December 17, 2024

A request for a change in zoning from "BP AHOD" Business Park Airport Hazard Overlay District to "PUD MF-25 AHOD" Planned Unit Development Low Density Multi-Family Airport Hazard Overlay District on Lot 30, Block 7, NCB 18097, generally located in the 5100 block of Wurzbach Road. Staff recommends Approval. (Eradio Gomez, Zoning Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

Staff mailed 50 notices to property owners within 200', 2 in favor, 0 neutral; no Neighborhood Association within 200'.

**No Public Comment**

**Motion**

Commissioner Watson motioned for approval as amended (applicant has submitted an updated site plan). Commissioner Barros seconded the motion. The motion carried by the following vote:

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

**Nay:** None.

**Item #29**

**ZONING CASE Z-2024-10700302 (Council District 5):** December 17, 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 "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military

Lighting Region 2 Airport Hazard Overlay District on 3.5244 acres out of NCB 6312, located at 2127 South Zarzamora Street. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Staff mailed 46 notices to property owners within 200', 1 in favor, 0 in opposition; Collins Garden Neighborhood Association and El Charro Neighborhood Association gave no response. Brady Gardens Community Organization 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, Bustamante, Ortiz, Hinojosa, Reyes, Hui, Sipes, Kellum, Whitsett, Chase.  
**Nay:** None.

**Item #30**

**ZONING CASE Z-2024-10700303 (Council District 4):** December 17, 2024

A request for a change in zoning from "R-5 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "NP-8 MLOD-2 MLR-2 AHOD" Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 46.94 acres out of CB 4300, located at 12545 Fischer Road and generally in the 13000 block of Somerset Road. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Staff mailed 40 notices to property owners within 200', 8 in favor, 0 opposed; 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, Bustamante, Ortiz, Hinojosa, Reyes, Hui, Sipes, Kellum, Whitsett, Chase.  
**Nay:** None.

**Item #31**

**ZONING CASE Z-2024-10700304 (Council District 1):** December 17, 2024

A request for a change in zoning from "O-2 NCD-2 AHOD" High-Rise Office Alta Vista Neighborhood Conservation Airport Hazard Overlay District to "IDZ-1 NCD-2 AHOD" Limited Intensity Infill Development Alta Vista Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "O-1" Office District and one (1) dwelling unit on 0.138 acres out of NCB

1890, located at 614 West French Place. Staff recommends Approval. (Associated Plan Amendment PA-2024-11600090) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

Staff mailed 19 notices to property owners within 200', 1 in favor, 1 opposed; Alta Vista Neighborhood Association is in favor; San Antonio Texas District 1 Residents 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, Bustamante, Ortiz, Hinojosa, Reyes, Hui, Sipes, Kellum, Whitsett, Chase.  
**Nay:** None.

**CONTINUANCE HEARING TO January 7, 2025**

**Item #8**

**ZONING CASE Z-2024-10700240 (Council District 2):** (Continued from 12/3/2024)

A request for a change in zoning from "MH MLOD-3 MLR-2 AHOD" Manufactured Housing Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-3 MLOD-3 MLR-2 AHOD" General Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lots 8-11, Block 1, NCB 16533, located at 9208-9226 Newcombe Drive. Staff recommends Denial. (Associated Plan Amendment Case PA-2024-11600076) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Staff mailed 30 notices to property owners within 200', 0 in favor, 1 in opposition; outside 200' feet 0 in favor, 1 opposed no registered Neighborhood Association within 200'.

**No Public Comment**

**Motion**

Commissioner Watson motioned for a continuance until January 7, 2025. Commissioner Barros seconded the motion. The motion carried by the following vote:

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

**Item #27**

**ZONING CASE ZONING-Z-2024-10700298 CD S (Council District 4):** December 17, 2024

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, "C-2 MLOD-2 MLR-2 AHOD" Commercial 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-3NA CD S MLOD-2 MLR-2 AHOD" General Commercial Non Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Oversized Vehicle Sales, Service and Storage and a Specific Use Authorization for Outside Storage on 39.228 acres out of NCB 18087, located at 13527 Southwest Loop 410. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment Case PA-2024-11600089) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Staff mailed 31 notices to property owners within 200', 0 in favor, 1 neutral; no Neighborhood Association within 200', outside 200': 1 in favor.

**No Public Comment**

**Motion**

Commissioner Watson motioned for a continuance until January 7, 2025. Commissioner Barros seconded the motion. The motion carried by the following vote:

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

**CONTINUANCE HEARING TO January 21, 2025**

**Item #3**

**ZONING CASE Z-2024-10700253 ERZD (Council District 8):** December 17, 2024

A request for a change in zoning from "C-2NA UC-1 MLOD-1 MLR-2 ERZD" Commercial Nonalcoholic Sales IH-10/FM 1604 Urban Corridor Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to "C-2 UC-1 MLOD-1 MLR-2 ERZD" Commercial IH- 10/FM 1604 Urban Corridor Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District on Lot 1, Block 4, NCB 14759, located at 7403 West Loop 1604. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2024-11600079) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Staff mailed 17 notices to property owners within 200'; 0 in favor, 4 in opposition; 0 in favor outside 200', 5 opposed outside 200'; Hills and Dales Neighborhood Association is opposed.

**Public Comment**

**Voicemail**

Jim Harnish, spoke in opposition.

**Motion**

Commissioner Watson motioned for a continuance until January 21, 2025. Commissioner Hinojosa seconded the motion. The motion carried by the following vote:

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

**Item #4**

**ZONING CASE Z-2024-10700228 (Council District 3):** (Continued from 11/19/2024)

A request for a change in zoning from "C-1 MLOD-2 MLR-2 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 36, NCB 9483, located at 2700 Pleasanton Road. Staff recommends Approval. (Eradio Gomez, Zoning Senior Planner, 210-207-0197, [Eradio.Gomez@sanantonio.gov](mailto:Eradio.Gomez@sanantonio.gov), Development Services Department)

Staff mailed 20 notices to property owners within 200'; 0 in favor, 7 in opposition; 0 in favor outside 200', 7 opposed outside 200'; Harlandale Acres Neighborhood Association is opposed and Harlandale-McCollum Neighborhood Association did not provide a response.

**Public Comment**

John Carlton, spoke in opposition.

Robert De La Garza, spoke in opposition.

Yolanda Diaz, spoke in opposition.

**Motion**

Commissioner Watson motioned for a continuance until January 21, 2025. Commissioner Hinojosa seconded the motion. The motion carried by the following vote:

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

**Nay:** None

**Item #5**

**ZONING CASE Z-2024-10700259 (Council District 1):** (Continued from 11/19/2024)

A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 4 and Lot 5, Block 19, NCB 8490, located at 2310 Santa Monica Street and 2314 Santa Monica 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 19 notices to property owners within 200'; 0 in favor, 0 in opposition; Los Angeles Heights Neighborhood Association is opposed, San Antonio Texas District 1 gave no response.

**No Public Comment**

**Motion**

Commissioner Watson motioned for a continuance until January 21, 2025. Commissioner Barros seconded the motion. The motion carried by the following vote:

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

**Nay:** None

**Item #6**

**ZONING CASE Z-2024-10700260 (Council District 1):** (Continued from 11/19/2024) A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lots 12-14, Block 29, NCB 8480, generally located in the 2300 block of Sacramento Street. Staff recommends Approval. (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; Los Angeles Heights are opposed; San Antonio Texas District 1 Residents Association gave no response.

**Item #14**

**ZONING CASE Z-2024-10700278 S (Council District 10):** December 17, 2024

A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use for a Carwash on Lot 15, Block 1, NCB 16797, located at 15015 Jones Maltsberger Road. Staff recommends Denial. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Staff mailed 22 notices to property owners within 200', 0 in favor, 2 in opposition; Oak Hollow Park Neighborhood Association gave no response.

**Public Comment**

**Voicemail**

Rick & Linda Somers, spoke in opposition.

**Motion**

Commissioner Watson motioned for a continuance until January 21, 2025. Commissioner Hinojosa seconded the motion. The motion carried by the following vote:

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

**Nay:** None

**CONTINUANCE HEARING TO February 4, 2025**

**Item #11**

**ZONING CASE Z-2024-10700197 (Council District 2):** December 17, 2024

A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Bar/Tavern, and multi-family use up to 40 dwelling units on Lot 11, NCB 478 located at 1316 Austin Street. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment Case PA-2024-11600082) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Staff mailed 23 notices to property owners within 200', 6 in favor, 3 in opposition; Government Hill Alliance Neighborhood Association gave no response; outside 200': 23 in favor; 15 opposed.

**Public Comment**

Pricilla Reyna, spoke in opposition.

Voicemail

Alejandro Lara, spoke in opposition.

D'ette Cole, spoke in opposition.

Edward O'Neal, spoke in opposition.

Dora Perez, spoke in opposition,

Gemma Kennedy, spoke in opposition.

Leticia Sanchez, spoke in opposition.

Monica Savino, spoke in opposition.

Ramiro Castellos, spoke in opposition.

Ray Morales, spoke in opposition.

Rodger Cantu, spoke in opposition.

Rosa Cantu, spoke in opposition.

Sharon Garcia, spoke in opposition.

Steve Versteeg, spoke in opposition.

**Motion**

Commissioner Watson motioned for a continuance until February 4th, 2025. Commissioner Barros seconded the motion. The motion carried by the following vote:

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

**Nay:** None

**INDIVIDUAL HEARING**

**Item #2**

**ZONING CASE Z-2024-10700217 ERZD (Council District 9):** December 17, 2024

A request for a change in zoning from "C-2NA MLOD-1 MLR-1 AHOD ERZD" Commercial Nonalcoholic Sales Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District to "MF-33 MLOD-1 MLR-1 AHOD ERZD" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District on 1.986 acres out of NCB 16334, generally located in the 2300 block of West Loop 1604. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA- 2024-11600065) (Samantha Benavides, Zoning planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

Staff mailed 17 notices to property owners within 200', 1 in favor, 0 in opposition; Shavano Rogers Ranch East Property Owner's Association gave no response.

Michael Escalante, SAWS, stated they have visited the subject property and reviewed the application for a multifamily development on a 1.99-acre lot. 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 50% impervious cover for the 1.99-acre lot.

Patrick Christensen, applicant's representative, stated the rezoning is requested for a multifamily apartment project. The project will alleviate the housing shortage.

**No Public Comment**

**Motion**

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

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

**Item #15**

**ZONING CASE Z-2024-10700280 (Council District 10):** December 17, 2024

A request for a change in zoning from "C-3 CD IH-1 AHOD" General Commercial Northeast Gateway Corridor Airport Hazard Overlay District with Conditional Use for RV/Boat Storage, "C-2NA S IH-1 AHOD" Commercial Nonalcoholic Sales Northeast Gateway Corridor Airport Hazard Overlay District with a Specific Use Authorization for a Tennis Academy, and "C-2 IH-1 AHOD" Commercial Northeast Gateway Corridor Airport Hazard Overlay District to "MF-33 IH-1 AHOD" Multi-Family Northeast Gateway Corridor Airport Hazard Overlay District on Lots 5 and 6, Block 1, NCB 17106 and Lot P-6B, NCB 15724, located at 12591 and 12615 Judson Road. Staff recommends Approval. (Associated Plan Amendment Case PA-2024-11600092) (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

Staff mailed 37 notices to property owners within 200', 0 in favor, 2 in opposition; no Neighborhood Association within 200'.

Russel Nelson, applicant, is proposing a multifamily development. 2 neighborhood meetings have taken place for community input. Currently an 8' fence is being proposed along the residential area, 10' landscape buffer, height restrictions, shielded lighting not to extend beyond the site, and dumpster locations placement.

**No Public Comment**

**Motion**

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

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

**Item #32**



Consideration and Approval of the December 3, 2024 Zoning Commission Minutes.

**Motion**

Commissioner Bustamante motioned to approve the minutes as presented. Commissioner Barros 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**

**Motion**

Chair Sipes motioned to adjourn.

A verbal vote was taken, and all voted in affirmative

There being no further discussion, the meeting was adjourned at 2:19 PM.

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

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

ATTESTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

Executive Secretary

