

**City of San Antonio**



**MINUTES**

**Zoning Commission**

Development and Business Services

Center

1901 South Alamo

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**Tuesday, April 16, 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.**

**Worldwide Interpreters were present.**

**1:05 PM – Call to order**

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

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

<b>Item #1</b>	<b>Z-2024-10700005 S ERZD</b>	<b>Withdrawn</b>
<b>Item #21</b>	<b>Z-2023-10700068</b>	<b>Withdrawn</b>

**Item #7**

**ZONING CASE Z-2024-10700031 (Council District 3)** – (Continued from 04/02/2024): A request for a change in zoning from “C-1 H MC-1 MPOD AHOD” Light Commercial Mission Historic Overlay Roosevelt Metropolitan Corridor Overlay Mission Protection Overlay Airport Hazard Overlay District to “C-2 H MC-1 MPOD AHOD” Commercial Mission Historic Overlay Roosevelt Metropolitan Corridor Overlay Mission Protection Overlay Airport Hazard Overlay District on 0.6967 acres out of NCB 11919, located at 3267 Roosevelt Avenue. Staff recommends approval. (Kellye Sanders, Planning Coordinator, (210) 207-2187, kellye.sanders@sanantonio.gov, Development Services Department).

Staff stated applicant is amending request to “C-2NA”.

Staff mailed 21 notices to property owners, 1 returned in favor, 0 returned in opposition and Mission San Jose Neighborhood Association is requesting a continuance.

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

Jane Henry, President of Mission San Jose Neighborhood Association, stated they are requesting a continuance to further discuss the proposed zoning change.

**Motion:** Commissioner Watson motioned for a continuance until May 7, 2024

**Second:** Commissioner Bustamante

**In Favor:** Watson, Bustamante, Ortiz, Chase, Reyes, Hui, Sipes

**Opposed:** Kellum, Hinojosa, Whitsett

**MOTION PASSES****COMBINED HEARING****Item #5**

**ZONING CASE Z-2024-10700017 CD (Council District 7)** – (Continued from 04/02/2024): A request for a change in zoning from “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-5 CD AHOD” Residential Single-Family Airport Hazard Overlay District with a Conditional Use for three (3) dwelling units on Lot 1, Block 29, NCB 8111, located at 530 East Sunshine Drive. Staff recommends approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department).

Staff mailed 12 notices to property owners, 0 returned in favor, 1 returned in opposition and no response from Donaldson Terrace nor Sunshine Estates Neighborhood Associations.

**No Public Comment**

**Motion:** Commissioner Watson motioned to approve as presented  
**Second:** Commissioner Bustamante  
**In Favor:** Unanimous  
**Opposed:** None

## **MOTION PASSES**

### **Item #8**

**ZONING CASE Z-2024-10700032 (Council District 10)** – (Continued from 04/02/2024): A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District and “C-2 AHOD” Commercial Airport Hazard Overlay District to “C-3 AHOD” General Commercial Airport Hazard Overlay District on Lot 11, Block 2, NCB 15679, located at 13525 Wetmore Road. Staff recommends denial, with an Alternate Recommendation. (Associated Plan Amendment PA-2024-11600011) (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department).

Staff stated applicant is amending request to “C-2 CD” with a Conditional Use for a motor vehicles sales full service.

Staff mailed 10 notices to property owners, 3 returned in favor, 0 returned in opposition and no registered neighborhood association within 200’ radius.

### **No Public Comment**

**Motion:** Commissioner Watson motioned to approve as amended to “C-2 CD” with a Conditional Use for a motor vehicles sales full service.  
**Second:** Commissioner Bustamante  
**In Favor:** Unanimous  
**Opposed:** None

## **MOTION PASSES**

### **Item #10**

**ZONING CASE Z-2024-10700020 CD (Council District 2)**: A request for a change in zoning from “R-4 EP-1 MLOD-3 MLR-2” Residential Single Family Facility Parking/Traffic Control Overlay Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to “R-4 CD EP-1 MLOD-3 MLR-2” Residential Single Family Facility Parking/Traffic Control Overlay Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for a Catering Shop on Lot 27 and Lot 28, Block 13, NCB 10239 located at 307 Fargo Avenue. Staff recommends approval. (Alexa Retana, Zoning Planner, (210) 207-5407, Alexa.Retana@sanantonio.gov, Development Services Department).

Staff mailed 32 notices to property owners, 0 returned in favor, 0 returned in opposition and no response from Coliseum Willow Park Neighborhood Association.

### **No Public Comment**

**Motion:** Commissioner Watson motioned to approve as presented  
**Second:** Commissioner Bustamante  
**In Favor:** Unanimous  
**Opposed:** None

## **MOTION PASSES**

### **Item #12**

**ZONING CASE Z-2024-10700038 CD (Council District 1):** A request for a change in zoning from “C-1 CD AHOD” Light Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair to “C-1 CD AHOD” Light Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on Lot 19 and Lot 20, Block 95, NCB 8811, located at 1704 West Avenue. Staff recommends approval. (Samantha Benavides, Zoning Planner, (210) 207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department).

Staff mailed 39 notices to property owners, 1 returned in favor, 0 returned in opposition and no response from Los Angeles Heights Neighborhood Association.

### **No Public Comment**

**Motion:** Commissioner Watson motioned to approve as presented  
**Second:** Commissioner Bustamante  
**In Favor:** Unanimous  
**Opposed:** None

## **MOTION PASSES**

### **Item #13**

**ZONING CASE Z-2024-10700049 CD (Council District 4):** A request for a change in zoning from “MF- 33 MLOD-2 MLR-1 AHOD” Multi Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to “C-2NA CD MLOD-2 MLR-1 AHOD” Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Parking and/or Storage –Long Term on Lot 2F, Block 010, NCB 15506, located at 524 Altitude Drive. Staff recommends approval. (Kellye Sanders, Planning Coordinator, (210) 207-2187, kellye.sanders@sanantonio.gov, Development Services Department).

Staff mailed 23 notices to property owners, 0 returned in favor, 0 returned in opposition and Lackland Terrace Neighborhood Association is in favor.

### **No Public Comment**

**Motion:** Commissioner Watson motioned to approve as presented  
**Second:** Commissioner Bustamante  
**In Favor:** Unanimous  
**Opposed:** None

## **MOTION PASSES**

### **Item #15**

**ZONING CASE Z-2024-10700055 (Council District 2):** A request for a change in zoning from “C-2NA AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District to “IDZ-1 AHOD” Low Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for two (2) dwelling units on Lot 9, Block 3, NCB 661, located at 903 South Pine Street. Staff recommends approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department).

Staff mailed 38 notices to property owners, 3 returned in favor, 0 returned in opposition and Denver Heights Neighborhood Association is in favor.

### **No Public Comment**

**Motion:** Commissioner Watson motioned to approve as presented  
**Second:** Commissioner Bustamante  
**In Favor:** Unanimous  
**Opposed:** None

## **MOTION PASSES**

### **Item #17**

**ZONING CASE Z-2024-10700058 (Council District 4):** A request for a change in zoning from “R-6 MLOD-2 MLR-1 AHOD” Residential Single Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to “MHC MLOD-2 MLR-1 AHOD” Manufactured Housing Conventional Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 27, Block 002, NCB 15617, located at 5115 Farr Drive. Staff recommends approval. (Vincent Trevino, Senior Zoning Planner, (210) 207-5501, Vincent.Trevino@sanantonio.gov, Development Services Department).

Staff mailed 19 notices to property owners, 0 returned in favor, 0 returned in opposition and no response from Southwest Community Association.

### **No Public Comment**

**Motion:** Commissioner Watson motioned to approve as presented  
**Second:** Commissioner Bustamante  
**In Favor:** Unanimous  
**Opposed:** None

## **MOTION PASSES**

**Item #18**

**ZONING CASE Z-2024-10700062 (Council District 10):** A request for a change in zoning from “MF-33 AHOD” Multi Family Airport Hazard Overlay District to “I-1 AHOD” General Industrial Airport Hazard Overlay District on Lot 47, Block 1, NCB 15911, generally located in the 11800 block of Tech Com Drive. Staff recommends approval. (Alexa Retana, Zoning Planner, (210) 207-5407, Alexa.Retana@sanantonio.gov, Development Services Department).

Staff mailed 9 notices to property owners, 0 returned in favor, 0 returned in opposition and no registered neighborhood association within 200’ radius.

**No Public Comment**

**Motion:** Commissioner Watson motioned to approve as presented  
**Second:** Commissioner Bustamante  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES****CONTINUED UNTIL – May 7, 2024****Item #3**

**ZONING CASE Z-2023-10700266 CD (Council District 7)** – (Continued from 04/02/2024): 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 to “R-5 CD MLOD-2 MLR-2 AHOD” Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for three (3) dwelling units on Lot 57, Block 4, NCB 13892, located at 5518 Ivanhoe Street. Staff recommends denial. (Alexa Retana, Zoning Planner, (210) 207-507, Alexa.Retana@sanantonio.gov, Development Services Department).

**No Public Comment**

**Motion:** Commissioner Watson motioned for a continuance until May 7, 2024  
**Second:** Commissioner Bustamante  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES**

**Item #9**

**ZONING CASE Z-2023-10700361 CD (Council District 2):** A request for a change in zoning from “R-6 MLOD-3 MLR-2 AHOD” Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to “R-5 CD MLOD-3 MLR-2 AHOD” Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on the south 100 feet of Lot 10, Block 1, NCB 3133, located at 305 Sandmeyer Street. Staff recommends approval. (Samantha Benavides, Zoning Planner, (210) 207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department).

**No Public Comment**

**Motion:** Commissioner Watson motioned for a continuance until May 7, 2024

**Second:** Commissioner Bustamante

**In Favor:** Unanimous

**Opposed:** None

**MOTION PASSES****Item #19**

**ZONING CASE Z-2024-10700063 (Council District 2):** A request for a change in zoning from “IDZ RIO-1 DN UC-2 NCD-9 AHOD” Infill Development Zone River Improvement Overlay 1 Development Node Broadway Urban Corridor Westford Neighborhood Conservation Airport Hazard Overlay District with uses permitted in “O-2” High Rise Office District, “C-2” Commercial District and a Bar/Tavern with or without cover charge 3 or more days per week to “IDZ-2 RIO RIO-1 DN UC-2 NCD-9 AHOD” Medium Intensity Infill Development Zone River Improvement Overlay 1 Development Node Broadway Urban Corridor Westford Neighborhood Conservation Airport Hazard Overlay District with uses permitted in “C-2” Commercial District, a Hotel over 35’, Bar/Tavern with or without cover charge 3 or more days per week, and Club Private on Lots 1-4, 7-12, P100-103, and P105-106, Block 33, NCB 1763, located at 100 Appler Street. Staff recommends approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department).

**No Public Comment**

**Motion:** Commissioner Watson motioned for a continuance until May 7, 2024

**Second:** Commissioner Bustamante

**In Favor:** Unanimous

**Opposed:** None

**MOTION PASSES**

**INDIVIDUAL HEARING****Item #2**

**ZONING CASE Z-2023-10700355 S ERZD (Council District 8):** A request for a change in zoning from “C-3 MLOD-1 MLR-1 AHOD ERZD” General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District to “L S MLOD-1 MLR-1 AHOD ERZD” Light Industrial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District with a Specific Use Authorization for Laboratory - Research and Testing within the Edwards Recharge Zone on Lot 2, Block 5, NCB 14848, located at 15926 University Oaks. Staff recommends approval. (Samantha Benavides, Zoning Planner, (210) 207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department).

Staff mailed 20 notices to property owners, 1 returned in favor, 0 returned in opposition and no registered neighborhood association within 200’ radius.

Michael Escalante, SAWS, stated they have visited the subject property and reviewed the application for the proposed research and testing lab. He stated the site is currently operating as an office warehouse. There were no sensitive geologic features observed on site nor is the site located within the floodplain. He stated there are no new construction being proposed therefore the existing 64% impervious cover will not be increased on site. SAWS recommends approval with all the environmental recommendations to include not outside storage of any fluids or containers and a spill kit should be onsite to contain any accidental spills.

Bill Kaufman, representative, stated his client has been at this location since 2018. This facility is an innovation lab for testing only. There would be no manufacturing nor storage. They conduct all its operations with strict adherence to safety, control and reliability standards to ensure safety operations. He stated they maintain regular trainings, regular maintenance and inspections. They are governed by local state and federal rules. They have been working closely with city staff and SAWS staff and they are in agreement with SAWS recommendations.

**Public Comment****Voicemail**

Dawnielle Ritz, is neutral however expressed concerns with noise and light pollution.

**In Person**

James Toth, expressed concerns with noise and light pollution.

**Rebuttal**

Bill Kaufman, representative, stated the purpose of this request is to add operations, there would be no new construction. The lab would only to work until 6 pm at the latest therefore there would be no noise. He stated currently there is no lights shining around this building.



**Motion:** Commissioner Ortiz motioned to approve with SAWS recommendations  
**Second:** Commissioner Whitsett  
**In Favor:** Unanimous  
**Opposed:** None

## **MOTION PASSES**

### **Item #4**

**ZONING CASE Z-2023-10700357 (Council District 5)** – (Continued from 04/02/2024): 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 to “R-3 MLOD-2 MLR-2 AHOD” Single-Family Residential Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 30, Block 19, NCB 6262, located at 203 Drake Avenue. Staff recommends approval. (Alexa Retana, Zoning Planner, (210) 207-5407, [Alexa.Retana@sanantonio.gov](mailto:Alexa.Retana@sanantonio.gov), Development Services Department).

Staff mailed 38 notices to property owners, 0 returned in favor, 19 returned in opposition and Collins Garden Neighborhood Association is in opposition. Staff also received 16 notices in opposition outside 200’ radius.

Salim Asis, owner, stated his initial request was for “IDZ” however after meeting with the neighborhood, he has amended his request to “R-3”. He stated he would be replating the property to allow for 2 single family dwellings on the subject property.

### **Public Comment**

#### **Voicemails**

Denise Almaguer, spoke in opposition.

Elistino Mora, spoke in opposition.

John Gomez, spoke in opposition.

Linda Rendon, spoke in opposition.

Mary Castro, spoke in opposition.

Joaquina Gonzalez, spoke in opposition.

Yolanda Gutierrez, spoke in opposition.

#### **In Person**

Robert Cuellar, spoke in opposition.

Linda Ramirez, spoke in opposition.

#### **Rebuttal**

Salim Asis, owner, stated there is a need for affordable housing which he is proposing. He is not aware how taxes would be impacted. He stated is not agreeable to a “R-5 CD”.

**Motion:** Commissioner Bustamante motioned for denial  
**Second:** Commissioner Watson  
**In Favor:** Unanimous  
**Opposed:** None

## **MOTION PASSES**

### **Item #6**

**ZONING CASE Z-2024-10700027 (Council District 1)** – (Continued from 03/19/2024): A request for a change in zoning from “C-3NA NCD-5 AHOD” General Commercial Nonalcoholic Sales Beacon Hill Neighborhood Conservation Overlay Airport Hazard Overlay District and “O-2 NCD-5 AHOD” High-Rise Office Beacon Hill Neighborhood Conservation Overlay Airport Hazard Overlay District to “IDZ-3 NCD-5 AHOD” High Intensity Infill Development Zone Beacon Hill Neighborhood Conservation Overlay Airport Hazard Overlay District with uses permitted in “C-2” Commercial District, Tattoo Parlor, and Bar/Tavern on Lot 24, Lot 25, and Lot 26, Block 2, NCB 3031, located at 708 Fredericksburg Road. Staff recommends denial. (Associated Plan Amendment PA-2024-11600008) (Alexa Retana, Zoning Planner, (210) 207-5407, [Alexa.Retana@sanantonio.gov](mailto:Alexa.Retana@sanantonio.gov), Development Services Department).

Staff mailed 37 notices to property owners, 0 returned in favor, 3 returned in opposition and Beacon Hill Neighborhood Association is in favor and no response received from Uptown Neighborhood Association.

Emilie Weissler, representative, stated they would like to amend their request to “IDZ-2” with uses permitted in “C-2NR” tattoo parlor and bar/tavern close at midnight. She stated the purpose of this request is to bring existing commercial mixed-use building uses into compliance as a portion is inconsistent with uses. She stated they have been working closely with the neighborhood association who are in support of this request.

### **Public Comment**

#### **Voicemail**

Cythina Spielman, spoke in favor.

#### **In Person**

Jack Finger, spoke in opposition.

Sharyll Teneyuca, spoke in favor however did expressed concerns with parking.

#### **Rebuttal**

Emilie Weissler, representative, stated a cooperative parking agreement with the city would be implemented.

**Motion:** Commissioner Kellum motioned to approve “IDZ-2” with uses permitted in “C-2NR”, tattoo parlor and bar/tavern.  
**Second:** Commissioner Watson  
**In Favor:** Unanimous  
**Opposed:** None

## **MOTION PASSES**

### **Item #11**

**ZONING CASE Z-2024-10700036 CD (Council District 4):** A request for a change in zoning from “R-6 MLOD-2 MLR- 1 AHOD” Residential Single Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to “R-6 CD MLOD-2 MLR-1 AHOD” Residential Single Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Conditional Use for four (4) dwelling units on Lot 29, Block 7, NCB 8748, located at 239 Peabody Avenue. Staff recommends denial, with an Alternate Recommendation. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department).

Staff mailed 25 notices to property owners, 0 returned in favor, 0 returned in opposition and no response from Quintana Community Neighborhood Association.

Mr Kennon, applicant, stated the purpose of this zoning request is bring to compliance to allow for existing 4 units, making no changes to property. He stated there is existing 7 parking spaces, the easement road would be access for ingress egress.

### **Public Comment**

Justin Brown, buyer, spoke in support.

**Motion:** Commissioner Reyes motioned for denial  
**Second:** Commissioner Hinojosa  
**In Favor:** Reyes, Hinojosa, Kellum, Bustamante, Hui, Ortiz, Whitsett, Sipes  
**Opposed:** Chase  
**Abstain:** Watson

## **MOTION PASSES**

**Commissioner went into recess at 3:02 pm and reconvened at 3:15 pm**

**Item #14**

**ZONING CASE Z-2024-10700053 (Council District 5):** A request for a change in zoning from “R-3 CD MLOD-2 MLR-2 AHOD” Single Family Residential Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units to “IDZ-2 MLOD-2 MLR-2 AHOD” Medium Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for two (2) dwelling units on Lot 20, NCB 6877, located at 203 Obregon Street. Staff recommends denial. (Associated Plan Amendment Case PA202411600021) (Alexa Retana, Zoning Planner, (210) 207-5407, Alexa.Retana@sanantonio.gov, Development Service Department).

Staff mailed 49 notices to property owners, 0 returned in favor, 0 returned in opposition and no Collins Garden Neighborhood Association is in opposition.

Javier Yu, applicant, stated his initial intent was for a duplex however to stay in keeping with neighborhood they are requesting “IDZ-2” for 2 dwellings. The property would have to be replated into 2 properties so units could be sold rather than rented. He stated there is no “IDZ” however surrounding uses are multifamily, industrial, and commercial uses. He further he emailed Collins Garden Neighborhood Association to meet to further discuss his proposal however no response was received.

**Public Comment**

Edgar Munoz, owner, stated this case was presented to Planning Commission unfortunately it was denied. He stated they are looking to have properties sold to homeowners not investors. They would be going through the replating process for single family use so each property would have their own meter.

Javier Yu, applicant, stated they proposal is to be consistent with the existing single-family homes in the neighborhood. A site plan has been submitted with the “IDZ” request as to not stray from the single family development.

**Motion:** Commissioner Bustamante motioned for denial

**Second:** Commissioner Watson

**In Favor:** Unanimous

**Opposed:** None

**MOTION PASSES****Item #16**

**ZONING CASE Z-2024-10700056 (Council District 2):** 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 0.057 acres of NCB 649, located at 206 Virginia Boulevard. Staff recommends denial, with an Alternate Recommendation. (Samantha Benavides, Zoning Planner, (210) 207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department).

Staff mailed 28 notices to property owners, 0 returned in favor, 5 returned in opposition and Denver Heights Neighborhood Association is in favor.

Ian Riles, representative, stated the property has non-conforming use for a single-family use. The purpose of this request is for supervised independent living facility. This would provide housing for children that have aged out of Foster Care System, ages between 18 through 23 years old, while continuing their education. This would help improve their personal growth.

The applicant amended his request to “MF-18” in alignment with staff’s alternate recommendation.

### **No Public Comment**

**Motion:** Commissioner Watson motioned to approve as amended to “MF-18”

**Second:** Commissioner Bustamante

**In Favor:** Unanimous

**Opposed:** None

### **MOTION PASSES**

#### **Item #20**

**ZONING CASE Z-2024-10700064 CD (Council District 3):** A request for a change in zoning from “R-4 AHOD” Residential Single Family Airport Hazard Overlay District to “R-4 CD IDZ AHOD” Residential Single Family Infill Development Zone Overlay Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units on Lot 13, Block 17, NCB 3221, located at 110 Webb. Staff recommends denial, with an Alternate Recommendation. (Samantha Benavides, Zoning Planner, (210) 207-6034, [Samantha.Benavides@sanantonio.gov](mailto:Samantha.Benavides@sanantonio.gov), Development Services Department).

Staff mailed 22 notices to property owners, 8 returned in favor, 1 returned in opposition and no registered neighborhood association within 200’ radius. Staff received 1 notice in favor outside 200’ radius.

Matthew Gilbert, representative, stated this request is bring property into conformance and allow for improvement. There are 4 dwellings units on the property with 4 existing CPS meters. This proposal is consistent with Strategic Housing plan. He stated this increased density and sensitivity to neighborhood is needed and appropriate. This would bring quality affordable housing which would enhance the community.

### **Public Comment**

#### **Voicemails**

Diana Torres, spoke in opposition.

Hector Rodriguez, spoke in opposition.

### **Rebuttal**

Matthew Gilbert, representative, stated applicant is allocated for improvements. This proposal would help with dumping and homeless encampments. He stated they are not agreement with staff's alternate recommendation of 2 units and it was 4 units with 4 cps meters.

**Motion:** Commissioner Hinojosa motioned for denial

**MOTION FAILED DUE TO LACK OF SECOND.**

**2<sup>nd</sup> Motion**

**Motion:** Commissioner Kellum motioned for approval with amended site plan

**Second:** Commissioner Watson

**In Favor:** Kellum, Watson, Reyes, Bustamante, Hui, Ortiz, Whitsett, Chase, Sipes

**Opposed:** None

**Abstain:** Hinojosa

**MOTION PASSES**

Kellye Sanders, Planning Coordinator, stated staff received 3 voicemails for Item #9 Z-2023-10700361 CD, 3056 Sandmeyers Street that will be played for the record.

**Item #9**

**ZONING CASE Z-2023-10700361 CD (Council District 2)** – located at 305 Sandmeyer Street.

**Public Comment**

**Voicemails**

Dette Cole, board member of Government Hill Tomorrow Community Organization, spoke in opposition.

Dora Perez, spoke in opposition.

Steve Versteeg, spoke in opposition.

**Item #22**

Consideration and Approval of the April 2, 2024, Zoning Commission Minutes.

**Motion:** Commissioner Reyes motioned for approval as presented

**Second:** Commissioner Bustamante

**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 4:12 P.M.

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

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

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