

City of San Antonio



Minutes

Zoning Commission

Development and Business Services
Center
1901 S. Alamo

Tuesday, May 6, 2025

1:00 PM

1901 S. Alamo

At any time during the meeting, the Zoning Commission may meet in executive session for consultation with the City Attorney's Office concerning attorney-client matters under Chapter 551 of the Texas Government Code.

It is the intent of the City that the presiding officer will be in attendance at this location.

1:00 PM – Call to order.

Worldwide Interpreters were present.

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

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

Item #1	Z-2025-10700046	Withdrawn
Item #9	Z-2024-10700083 CD	Postponed

COMBINED HEARING

Item #2

Consideration and action amending chapter 35 Unified Development Code in response to a Council Consideration Request by Councilmember John Courage (District 9) on B.R.E.A.T.H.

(Building Regulations Enhancing Anti-Vaping Trends & Habits) by creating mandatory spacing requirements for tobacco and vape shops near public or private schools, daycare centers, and institutions of higher learning. Staff recommends Approval. (Logan Sparrow, Development Services Administrator, Logan.Sparrow@sanantonio.gov, 210-207- 8691)

Staff mailed 82 notices to property owners within 1,000 ft. of a school, daycare, or institution of higher learning.

Public Comment

Omar Cura Jr., spoke in opposition.

Shaid Mustafa, 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, Kellum, Bustamante, Hinojosa, Gonzales, Hui, Whitsett, Reyes, Sipes.

Nay: None.

Item #8

ZONING CASE Z-2025-10700070 CD (Council District 3): (Continued from 4/15/2025)

A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial District Airport Hazard Overlay District with a Conditional Use for Batching Plant on Lot P-27D and Lot P-28A, NCB 10915, located at 9615 U.S. Highway 181 North. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development)

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

No Public Comment

Motion

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

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

Nay: None.

Item #10

ZONING CASE Z-2024-10700335 S (Council District 4): May 6, 2025

A request for a change in zoning from "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 S MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for Party House, Reception Hall, Meeting Facilities on Lot 1 and the east 30 feet of Lot 2, Block 1, NCB 9850, located at 3803 Southwest Military Drive. Staff

recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2025-11600004) (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; Quintana Community Association gave no response.

No Public Comment

Motion

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

Aye: Watson, Barros, Kellum, Bustamante, Hinojosa, Gonzales, Hui, Whitsett, Reyes, Sipes.
Nay: None.

Item #14

ZONING CASE Z-2025-10700056 CD S (Council District 6): May 6, 2025

A request for a change in zoning from "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "C-2NA CD S AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use is for Landscaping Materials - Sales and Storage and a Specific Use Authorization for Storage Shipping Container on Lot P-7J, Lot P-131, and Lot P-132, NCB 15004, generally located in the 6000 block of Heath Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2025-11600018) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Staff mailed 23 notices to property owners within 200', 1 in favor, 0 in opposition; no registered Neighborhood Association; outside 200' 0 in favor, 3 opposed.

No Public Comment

Motion

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

Aye: Watson, Barros, Kellum, Bustamante, Hinojosa, Gonzales, Hui, Whitsett, Reyes, Sipes.
Nay: None.

Item #15

ZONING CASE Z-2025-10700061 (Council District 5): May 6, 2025

A request for a change in zoning from "I-1 WQ MLOD-2 MLR-2 AHOD" General Industrial West Side Creeks Water Quality Protection Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 WQ MLOD-2 MLR-2 AHOD" Residential Single-Family West Side Creeks Water Quality Protection Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on the west 60 feet of Lot 12, Block 4, NCB 3873, located at 109 Pruitt Avenue. Staff

recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

Staff mailed 26 notices to property owners within 200', 0 in favor, 0 in opposition; Collins Garden Neighborhood Association is in favor; and Lone Star Neighborhood Association gave no response.

No Public Comment

Motion

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

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

Nay: None.

Item #16

ZONING CASE Z-2025-10700072 S (Council District 1): May 6, 2025

A request for a change in zoning from "O-1.5 AHOD" Mid-Rise Office Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for Reception Hall and Meeting Facilities on Lot 40, Block 6, NCB 13266, located at 2803 Mossrock Drive. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207- 8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Staff mailed 25 notices to property owners within 200', 1 in favor, 1 in opposition; San Antonio Texas District 1 Resident Association gave no response; outside 200': Colonial Hills Neighborhood Association is in favor.

No Public Comment

Motion

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

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

Nay: None.

Item #17

ZONING CASE Z-2025-10700074 CD (Council District 3): May 6, 2025

A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R- 4 CD AHOD" Residential Mixed Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units on the east 102.13 feet of the west 271.69 feet of the north 428.38 feet of Lot 14, NCB 11155, located at 378 East Petaluma Boulevard. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

Staff mailed 27 notices to property owners within 200', 1 in favor, 0 in opposition; Harlandale - McCollum Neighborhood Association is in favor; outside 200': 0 in favor, 1 opposed.

Public Comment

Voicemail

Citizen, spoke in opposition.

Raul Medellin, 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, Kellum, Bustamante, Hinojosa, Gonzales, Hui, Whitsett, Reyes, Sipes.

Nay: None.

Item #18**ZONING CASE Z-2025-10700076 CD (Council District 2):** May 6, 2025

A request for a change in zoning from "R-4 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-3 CD MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 7, Block K, NCB 1343, located at 1225 Burnet Street. 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', 0 in favor, 0 in opposition; Dignowity Hill Neighborhood Association is in favor.

No Public Comment**Motion**

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

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

Nay: None.

Item #19**ZONING CASE Z-2025-10700077 (Council District 1):** May 6, 2025

A request for a change in zoning from "C-1 AHOD" Light 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 and 32 dwelling units on the west 100 feet of Lots 7-9 and the east 74.1 feet of Lots 7-8, and the east 74.1 feet of the north 13.4 feet of Lot 9, Block 24, NCB 374, located at 220 and 224 West Evergreen Street. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

Staff mailed 28 notices to property owners within 200', 2 in favor, 0 in opposition;
Tobin Hill Community Association is in Support and San Antonio Texas District 1 Resident Association gave no response.

No Public Comment

Motion

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

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

Nay: None.

Item #20

ZONING CASE Z-2025-10700078 CD (Council District 1): May 6, 2025

A request for a change in zoning from "RM-4 H AHOD" Residential Mixed Nathan Historic Airport Hazard overlay District and "MF-33 S H HS AHOD" Multi-Family Nathan Historic Historically Significant Airport Hazard Overlay District with a Specific Use Authorization for a Daycare Center to "RM-4 CD H AHOD" Residential Mixed Nathan Historic Airport Hazard Overlay District with a Conditional Use for a Medical Clinic on 0.062 acres out of NCB 2564 and "MF-33 CD H HS AHOD" Multi-Family Nathan Historic Historically Significant Airport Hazard Overlay District with a Conditional Use for a Medical Clinic on 0.136 acres out of NCB 2564, a total acreage of 0.198 acres out of NCB 2564, located at 220 Sweet Street and 1303 South Main Avenue. Staff recommends Approval. (Kellye Sanders, Planning Coordinator, 210-207-2187, Kellye.Sanders@sanantonio.gov, Development Services Department)

Staff mailed 17 notices to property owners within 200', 0 in favor, 1 in opposition;
King William Neighborhood Association is not opposed and no response from the San Antonio District 1 Neighborhood Association.

No Public Comment

Motion

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

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

Nay: None.

Item #21

ZONING CASE Z-2025-10700079 (Council District 3): May 6, 2025

A request for a change in zoning from "C-3NA MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales 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 the east 61 feet of Lot 1 and the east 61 feet of north 45 feet of Lot 2, Block 12, NCB 3227, located

at 112 East Theo Avenue. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

Staff mailed 26 notices to property owners within 200', 0 in favor, 0 in opposition; 1 in favor outside 200'; St Leo's & Lone Star Neighborhood Associations gave no response.

No Public Comment

Motion

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

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

Nay: None.

Item #22

ZONING CASE Z-2025-10700081 (Council District 2): May 6, 2025

A request for a change in zoning from "R-6 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District to "R-4 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District on Lot 5, Block M, NCB 2871, located at 116 Gorman Street. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Staff mailed 39 notices to property owners within 200', 0 in favor, 0 in opposition; Dignowity Hill Neighborhood Association is in favor.

Public Comment

Voicemail

Lulu Francois, spoke in support.

Motion

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

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

Nay: None.

Item #26

ZONING CASE Z-2025-10700091 S (Council District 5): May 6, 2025

A request for a change in zoning from "C-3NA MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 S MLOD-2 MLR-2 AHOD" High Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-2NA" Commercial Nonalcoholic Sales District and Specific Use Authorization for Parking Lots Requiring Removal of Dwelling Units with a reduced 1'-5" bufferyard on the east 33.3 feet of Lot 11, Block 80, NCB 3676, located at 3715 West Commerce Street. Staff recommends Approval. (Samantha Benavides, Zoning

Planner, 210- 207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

Staff mailed 24 notices to property owners within 200', 1 in favor, 0 in opposition; Prospect Hill Neighborhood Association is in favor.

The applicant submitted and amended site plan.

Public Comment

Nina Valdez, spoke in support.

Motion

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

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

Nay: None.

Item #27

ZONING CASE Z-2025-10700093 (Council District 1): May 6, 2025

A request for a change in zoning from "RM-4 RIO-7D AHOD" Residential Mixed River Improvement Overlay-7D Airport Hazard Overlay District, "C-2 RIO-7D AHOD" Commercial River Improvement Overlay- 7D Airport Hazard Overlay District, "C-3NA RIO-7D AHOD" General Commercial Nonalcoholic Sales River Improvement Overlay-7D Airport Hazard Overlay District, and "C-3NA HS RIO-7D AHOD" General Commercial Nonalcoholic Sales Historically Significant River Improvement Overlay-7D Airport Hazard Overlay District to "IDZ-2 RIO- 7D AHOD" Medium Intensity Infill Development Zone River Improvement Overlay-7D Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "IDZ-2 HS RIO-7D AHOD" Medium Intensity Infill Development Zone Historically Significant River Improvement Overlay-7D Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on the west 144 feet of Lot 1, NCB 930 and Lot 10, NCB 966, located at 702 and 712 South Flores Street and 201 West Sheridan Street. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

Staff mailed 40 notices to property owners within 200', 1 in favor, 0 in opposition; San Antonio Texas District One Neighborhood Association gave no response, King William Neighborhood Association is in favor.

No Public Comment

Motion

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

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

Nay: None.

Item #28**ZONING CASE Z-2025-10700094 (Council District 5):** May 6, 2025

A request for a change in zoning from "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 Bar and/or Tavern Without Cover Charge 3 or More Days per Week 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 a Bar and/or Tavern Without Cover Charge 3 or More Days per Week on Lots 5-6, Block 10, NCB 7754, located at 5000 and 5002 South Flores Street. Staff recommends Approval. (Kellye Sanders, Planning Coordinator, 210-207-2187, Kellye.Sanders@sanantonio.gov, Development Services Department)

Staff mailed 29 notices to property owners within 200', 0 in favor, 1 in opposition; no response from St. Leo's Neighborhood Association.

No Public Comment**Motion**

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

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

Nay: None.

Item #29**ZONING CASE Z-2025-10700095 (Council District 1):** May 6, 2025

A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for four (4) dwelling units on Lot 9, Block 6, NCB 9849, located at 102 Conway Drive. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2025-11600031) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Staff mailed 32 notices to property owners within 200', 0 in favor, 2 in opposition; San Antonio Texas District 1 Resident Association gave no response.

No Public Comment**Motion**

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

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

Nay: None.

Item #30**ZONING CASE Z-2025-10700096 CD (Council District 2):** May 6, 2025

A request for a change in zoning from "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Truck Sales, Service, Maintenance and Storage to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Machinery, Tools and Construction Equipment Sales and Service on 4.93 acres out of NCB 18226, located at 11670 IH 10 East. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210- 207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

Staff mailed 10 notices to property owners within 200', 0 in favor, 0 in opposition; no registered Neighborhood Association.

No Public Comment**Motion**

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

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

Nay: None.

Item #31**ZONING CASE Z-2025-10700100 CD (Council District 3):** May 6, 2025

A request for a change in zoning from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District and "FR AHOD" Farm and Ranch Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Human Services Campus on Lot 2, Block 4, NCB 10915, located at 10290 Southton Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA- 2025-11600034) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Staff mailed 13 notices to property owners within 200', 0 in favor, 0 in opposition; no registered Neighborhood Association within 200'.

No Public Comment**Motion**

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

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

Nay: None.

CONTINUACE HEARING to MAY 20, 2025

Item # 7**ZONING CASE Z-2025-10700069 (Council District 1):** (Continued from 4/15/2025)

A request for a change in zoning from "RM-4 UC-4 AHOD" Residential Mixed North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District, "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District, "C-2 UC-4 AHOD" Commercial North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District, "C-2 AHOD" Commercial Airport Hazard Overlay District, "C-3NA UC-4 AHOD" General Commercial Nonalcoholic Sales North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District, "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District, and "C-3R UC-4 AHOD" General Commercial Restrictive Alcoholic Sales North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District to "IDZ-3 UC-4 AHOD" High Intensity Infill Development Zone North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and up to 575 dwelling units, and "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and up to 575 dwelling units on 3.101 acres out of NCB 1755, located at 1908, 1912, 1916, 1920, 1924, and 1942 North Saint Mary's Street, 1009, 1015, and 1019 East Euclid Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2025-11600023) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Staff mailed 62 notices to property owners within 200', 7 in favor, 0 opposed; Tobin Hill Community Neighborhood Association is opposed, SoJo Crossing HOA, and San Antonio Texas District 1 Resident Association gave no response; outside 200': 2 in favor.

No Public Comment**Motion**

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

Aye: Sipes, Watson, Bustamante, Hinojosa, Reyes, Hui, Barros, Gonzales, Kellum, Whitsett,
Nay: None

Item #13**ZONING CASE Z-2025-10700044 (Council District 3):** May 6, 2025

A request for a change in zoning from "C-2" Commercial District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "MXD" Mixed Use District with a maximum density of twenty-five (25) units per acre and "MXD AHOD" Mixed Use Airport Hazard Overlay District with a maximum density of twenty-five (25) units per acre on Lot P-146 and Lot P-312, CB 4007, located at 11625 Old Corpus Christi Road. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Staff mailed 19 notices to property owners within 200', 1 in favor, 0 opposed; outside 200' 1 in favor, 0 opposed; no registered Neighborhood Association within 200'.

No Public Comment**Motion**

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

Aye: Sipes, Watson, Bustamante, Hinojosa, Reyes, Hui, Barros, Gonzales, Kellum, Whitsett,
Nay: None

Item #23**ZONING CASE Z-2025-10700085 (Council District 1):** May 6, 2025

A request for a change in zoning from "R-5" Residential Single-Family to "RM-5" Residential Mixed District on 1.075 acres out of NCB 11649, located at 119 Algerita Drive. Staff recommends Denial, with an Alternate Recommendation. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Staff mailed 21 notices to property owners within 200', 1 in favor, 6 opposed; San Antonio Texas District 1 Resident Association gave no response; outside 200': 6 opposed.

No Public Comment**Motion**

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

Aye: Sipes, Watson, Bustamante, Hinojosa, Reyes, Hui, Barros, Gonzales, Kellum, Whitsett,
Nay: None

Item #24**ZONING CASE Z-2025-10700086 (Council District 10):** May 6, 2025

A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District on Lot 12, Block 22, NCB 9061, located at 310 Bryn Mawr Drive. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2025-11600027) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Staff mailed 24 notices to property owners within 200', 0 in favor, 3 opposed; no registered Neighborhood Association within 200'; outside 200': 18 in favor.

No Public Comment**Motion**

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

Aye: Sipes, Watson, Bustamante, Hinojosa, Reyes, Hui, Barros, Gonzales, Kellum, Whitsett,
Nay: None

INDIVIDUAL HEARING**Item #3****ZONING CASE Z-2025-10700011 S ERZD (Council District 9):** May 6, 2025

A request for a change in zoning from "PUD C-3 MLOD-1 MLR-1 AHOD ERZD" Planned Unit Development General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District, "PUD C-3R MLOD-1 MLR-1 AHOD ERZD" Planned Unit Development General Commercial Restrictive Alcoholic Sales Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District, and "PUD C-2 MLOD-1 MLR-1 AHOD ERZD" Planned Unit Development Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District to "PUD C-2NA S MLOD-1 MLR-1 AHOD ERZD" Planned Unit Development Commercial Nonalcoholic Sales Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District with a Specific Use Authorization for a Carwash within the ERZD on Lot 2, Block 2, NCB 18393, located at 17539 Blanco Road. Staff recommends Approval, with Conditions. (Kellye Sanders, Planning Coordinator, 210-207-2187, Kellye.Sanders@sanantonio.gov, Development Services Department)

Staff mailed 24 notices to property owners within 200', 0 in favor, 1 in opposition, no registered Neighborhood Association within 200'.

Michael Escalante, SAWS, stated they have visited the subject property and reviewed the application. There were no sensitive geologic features observed on site nor is the site located within the floodplain. SAWS recommends approval with all the environmental recommendations within the SAWS report to include 65% impervious cover for the one-acre tract.

James Griffin, Killen, Griffin & Farrimond, requested to rezone to allow for a specific use for a carwash. The carwash is projected to reuse most of its water with a minimal amount lost to evaporation and the water what remains on the vehicles after the wash.

The applicant requests amending the hours of operation to Monday-Sunday from 7a.m. to 7p.m to match hours of daylight.

Public Comment

Michael Ulmer, spoke in opposition.

Don York, spoke in opposition.

Rod Enlow, spoke in opposition.

Pedro Rodriguez, spoke in opposition.

Christina De La Garza, voicemail

Rebuttal

The questions and concerns are valid, and a land study will be assessed.

Motion

Commissioner Barros motioned for approval. Commissioner Gonzales seconded the motion.

Chair Bustamante made a Friendly Amendment to

- 1) Type "B" 15' buffer
- 2) Hours of operation 7:00 am – 7:00 pm
- 3) No amplified speakers permitted
- 4) No temporary signage permitted

Commissioner Barros Accepts the Friendly Amendment.

Commission Gonzales Accepts the Friendly Amendment.

Chair Bustamante made a Friendly Amendment to change the Type B buffer to Type C buffer.

Commissioner Barros Accepts the Friendly Amendment.

Commission Gonzales Accepts the Friendly Amendment.

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

Nay: Bustamante

Item #4**ZONING CASE Z-2025-10700024 CD (Council District 1):** (Continued from 4/15/2025)

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

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

Jorge Duran, applicant's representative, requested to rezone the subject property to allow additional parking and better service dining patrons. The applicant presented an amended site plan.

No Public Comment**Motion**

Commissioner Kellum motioned for approval with amended site plan. Commissioner Barros seconded the motion. The motion carried by the following vote:

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

Nay: None.

Item #5

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

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

Staff mailed 39 notices to property owners within 200', 7 in favor, 3 in opposed; Lone Star Neighborhood Association is not opposed; outside 200' 13 in favor, 1 opposed.

Charles Ramon, applicant, was present to answer any questions,

No Public Comment

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

Aye: Sipes, Watson, Bustamante, Hinojosa, Reyes, Hui, Barros, Gonzales, Kellum, Whitsett,
Nay: None

Item #6

ZONING CASE Z-2025-10700063 (Council District 1): (Continued from 4/15/2025)

A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MF-50 AHOD" Multi-Family Airport Hazard Overlay District on Lot 49, NCB 13847, located at 11221 San Pedro Avenue. Staff recommends Denial. (Associated Plan Amendment PA-2025-11600021) (Samantha Benavides, Zoning Planner, 210-207- 6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

Staff mailed 25 notices to property owners within 200', 0 in favor, 10 opposed; Greater Harmony Hills Neighborhood Association is opposed and San Antonio Texas District 1 Residents Association gave no response; outside 200': 0 in favor 9 opposed.

Emile Weissler, Killen, Griffin & Farrimond, is seeking to convert the existing extended-stay hotel to Affordable Housing. The zoning request allows for 117 residential units.

Public Comment

Montgomery Howard, spoke in opposition.

Gerri Peters, spoke in opposition.

Voicemail

Armando Mora, spoke in opposition.

Bob Kerr, spoke in opposition.

Dennis Kirsh, spoke in opposition.
Gary Gibbons, spoke in opposition.
Jennifer Birkner, spoke in opposition.
John Gorerna, spoke in opposition.
Lee Phillips, spoke in opposition.
Lindy Saenz, spoke in opposition.
Patty Gibbons, spoke in opposition.
Patty Span, spoke in opposition.
Ron Travis, spoke in opposition.

Rebuttal

As the hospitality sales are failing, Greater Homes intends to renovate and provide 100% affordable housing.

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

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

Item #11**ZONING CASE Z-2025-10700002 (Council District 3): May 6, 2025**

A request for a change in zoning from "RP" Resource Protection District to "R-20" Residential Single-Family District on Lot P-18D, CB 4012, generally located in the 19000 block of Trumbo Road. Staff recommends Denial. (Associated Plan Amendment Case PA-2025-11600029) (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

Staff mailed 13 notices to property owners within 200', 0 in favor, 0 opposed;
no Neighborhood Association within 200'.

Emile Weissler, Killen, Griffin & Farrimond, is requesting to rezone the 4-acre into 1 acre lots. Planning Commission recommend approval.

No Public Comment

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

Aye: Watson, Bustamante, Hinojosa, Reyes, Hui, Barros, Gonzales, Kellum, Whitsett, Sipes
Nay: None.

Item #12**ZONING CASE Z-2025-10700013 CD (Council District 6): May 6, 2025**

A request for a change in zoning from "R-6" Residential Single-Family District to "C-2 CD" Commercial District with a Conditional Use for Construction Trades Contractors on Lot 1, Block 3, NCB 17637, generally located in the 5000 block of Rogers Road. Staff recommends

Denial, with an Alternate Recommendation. (Associated Plan Amendment PA-2025-11600016) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

Staff mailed 21 notices to property owners within 200', 2 in favor, 3 opposed; Mountain View Acres Neighborhood Coalition is in favor.

Patrick Christensen is requesting to rezone from "R-6" Residential Single-Family to "C-2 CD" increase the future potential for higher intensity. The applicant amended at the podium to "C-2 CD" "NA".

Commissioner Gonzales left at 4:24 pm

Public Comment

Cynthia Garza, spoke in opposition.

Erina Palacios, spoke in opposition.

Rebuttal

Community outreach will be done by the applicant.

Commissioner Hui motioned for approval as amended ("NA"). Commissioner Reyes seconded the motion. The motion carried by the following vote:

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

Nay: None.

Item #25

ZONING CASE Z-2025-10700090 (Council District 5): May 6, 2025

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-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on the south 39.2 feet of the west 47.36 feet of Lot 11, the south 60 feet of Lot 12, and north 94.6 feet of Lot 12, Block 8, NCB 2361, located at 402 and 406 South Zarzamora Street. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment Case PA-2025-11600030) (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, 3 in opposition; Historic Westside Residents Neighborhood Association is opposed, Prospect Hill Neighborhood Association gave no response.

Jose Luis Noriega, applicant's representative, requested to rezone to allow operation auto sales.

Public Comment

Frank Sanchez, spoke in opposition.

Gilbert Rodriguez, spoke in opposition.

Voicemail

Andy Mitchell, spoke in opposition.

Gabriel Mitchell, spoke in opposition.

Michelle Salazar, spoke in opposition.

Sara Ramirez, spoke in opposition.

Commissioner Barros left at 4:51 pm

Rebuttal

Community outreach will be done by the applicant.

The applicant amended his application at the podium “C-2 PCD” with the conditional use of motor vehicle sales.

Chair Bustamante motioned for a continuance to May 20, 2025. Time Certain 3:00 pm
Commissioner Watson seconded the motion. The motion carried by the following vote:

Aye: Watson, Bustamante, Hinojosa, Reyes, Hui, Kellum, Whitsett, Sipes

Nay: None.

Item #32

ZONING CASE Z-2025-10700105 S (Council District 2): May 6, 2025

A request for a change in zoning from “I-2 MLOD-3 MLR-1 AHOD” Heavy Industrial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to “I-2 S MLOD-3 MLR-1 AHOD” Heavy Industrial Army Air Field Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for Heliport/Delivery Drone Station on 0.463 acres out of NCB 17995, located at 6806 Cal Turner Drive. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

Staff mailed 5 notices to property owners within 200’, 0 in favor, 0 in opposition; there is no Neighborhood Association within 200’.

Sam Bailey, Economic Development & Public Policy @ Amazon, requested to rezone to provide Amazon Prime Air Drone Delivery. Millions of items are available for customer order and delivery. Current operations are in College Station, Texas and Tolleson, Arizona. Testing is in Pendleton, Oregon.

The MK30 Drone is 40% quieter and expanded range of the MK27 drone, has the ability of operate in wind and light rain. It can detect human. Animal, and obstacles at customer-selected delivery point.

No Public Comment

Motion

Commissioner Watson motioned for a continuance to June 3, 2025 as presented. Commissioner Bustamante seconded the motion. The motion failed by the following vote:

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

Nay: Reyes, Hui, Sipes, Whitsett

Motion

Commissioner Hui motioned to reconsider. Commissioner Reyes seconded the motion.

The motion carried by the following vote:

Aye: Hui, Hinojosa, Reyes, Sipes, Whitsett

Nay: Watson, Kellum, Bustamante,

Motion

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

Aye: Hui, Whitsett, Hinojosa, Reyes,

Nay: Kellum, Watson, Bustamante

ZONING CASE Z-2025-10700105 S was automatically continued to May 20, 2025.

33. Consideration and Approval of the April 15, 2025, Zoning Commission Minutes.

Motion

Commission Whitsett motioned to approve the minutes as presented. Commissioner Kellum seconded the motion. The motion carried by the following vote:

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

Director's Report

No report was given.

Staff Announcements

None.

Adjournment

There being no further discussion, the meeting was adjourned at 5:39 PM.

APPROVED BY: _____ or _____
Chairman Vice-Chair

DATE: _____

ATTESTED BY: _____ DATE: _____
Executive Secretary

