

City of San Antonio



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

Tuesday, December 17, 2024

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.

1:04 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-2024-10700313 S

Postponed

COMBINED HEARING

Item #7

ZONING CASE Z-2024-10700264 (Council District 1): January 7, 2025

A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on Lot 18, NCB 11695, located at 7711 Madonna Drive. Staff recommends Approval. (Associated Plan Amendment Case PA-2024-11600097) (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; Shearer Hills Ridgeview Neighborhood Association and San Antonio District1 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 #8

ZONING CASE Z-2024-10700279 CD (Council District 1): January 7, 2025

A request for a change in zoning from “R-6 NCD-5 AHOD” Residential Single-Family Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District to “R-6 CD NCD-5 AHOD” Residential Single-Family Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for Art Gallery on Lots 4-6, Block 42, NCB 1850, located at 1136 West Woodlawn Avenue. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Staff mailed 27 notices to property owners within 200’, 2 in favor, 0 in opposition; 7 in favor outside 200’, 0 opposed outside 200’; Beacon Hill Neighborhood Association and 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 #10

ZONING CASE Z-2024-10700293 (Council District 7): January 7, 2025

A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "PUD MF-18 AHOD" Planned Unit Development Limited Density Multi-Family Airport Hazard Overlay District with a Reduced Perimeter Setback of ten-feet (10’) on Lot P-31, NCB 17970, located at 8079 Eckhert Road. Staff recommends Approval. (Associated Plan Amendment Case PA-2024-11600093) (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

Staff mailed 33 notices to property owners within 200’, 1 in favor, 0 in opposition; no Neighborhood Association within 200’.

Public Comment

Voicemail

Robert Finley, 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 #12

ZONING CASE Z-2024-10700305 CD (Council District 3): January 7, 2025

A request for a change in zoning from "C-2 MC-2 AHOD" Commercial South Presa Metropolitan Corridor Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD MC- 2 AHOD" Commercial South Presa Metropolitan Corridor Airport Hazard Overlay District with a Conditional Use for Construction Contractor Facility and "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Construction Contractor Facility on 1.006 acres out of NCB 10914, located at 9438 South Presa Street. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

Staff is recommending approval with the following conditions:

- 8’ solid screen fence along property lines that abut single family use and along San Juan Rd.
- No temporary signage
- All onsite lighting should be pointed and directed away from any residential zoning
- No access of San Juan Rd.
- Required Type C 15’ buffer shall be located along property lines that abut family use on San Juan Rd.

Staff mailed 25 notices to property owners within 200’, 1 in favor, 1 in favor outside 200’; 0 opposed within 200’, 1 opposed outside 200’, no Neighborhood Association. within 200’.

No Public Comment

Motion

Commissioner Watson motioned for approval with conditions as read into the record. 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-2024-10700309 HL (Council District 5): January 7, 2025

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 "R-4 HL MLOD-2 MLR-2 AHOD" Residential Single-Family Historic Landmark Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 1, Block 31, NCB 2280, located at 2602 West Travis Street. Staff recommends Approval. (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 in opposition;
Prospect Hill Neighborhood Association is in Favor.

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 #14

ZONING CASE Z-2024-10700310 HL (Council District 5): January 7, 2025

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 "R-4 HL MLOD-2 MLR-2 AHOD" Residential Single-Family Historic Landmark Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lots 14-17, Block 4, NCB 3487, located at 429 Harriman Place. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210- 207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

Staff mailed 29 notices to property owners within 200', 0 in favor, 0 opposed; Collins Garden 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.

CONTINUANCE HEARING TO January 21, 2025

Item #3

ZONING CASE Z-2024-10700240 (Council District 2): (Continued from 12/17/2024)

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 opposed;

outside 200' feet 0 in favor, 1 opposed outside 200' no registered Neighborhood Association within 200'.

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

CONTINUANCE HEARING TO February 4, 2025

Item #6

ZONING CASE Z-2024-10700255 CD (Council District 7): January 7, 2025

A request for a change in zoning from "C-2NA" Commercial Nonalcoholic Sales District and "R-6" Residential Single-Family District to "C-1 CD" Light Commercial District with a Conditional Use for Office Warehouse/Flex Space on Lot 4 and Lot 14, NCB 18009, located at 11006 Bandera Road. Staff recommends Denial. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

Staff mailed 25 notices to property owners within 200', 0 in favor, 1 in opposed; outside 200' feet 0 in favor, Oakridge Pointe Neighborhood Association did not provide a response.

No Public Comment

Motion

Commissioner Watson motioned for a continuance until February 4, 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 #9

ZONING CASE Z-2024-10700282 (Council District 5): January 7, 2025

A request for a change in zoning from "C-2NA MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales 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 0.496 acres out of NCB 8721, located at 1246 South General McMullen Drive. Staff recommends Denial. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Staff mailed 32 notices to property owners within 200', 0 in favor, 0 in opposed; El Charro Neighborhood Association is in support, Westwood Square Neighborhood Association and

Brady Gardens Neighborhood Association gave no response.

No Public Comment

Motion

Commissioner Watson motioned for a continuance until February 4, 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-2024-10700194 (Council District 2): (Continued from 12/3/2024)

A request for a change in zoning from "R-4 EP-1 MLOD-3 MLR-2" Residential Single-Family Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District to "RM-4 EP-1 MLOD-3 MLR-2" Residential Mixed Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District on Lot 6, Block 8, NCB 10246, located at 222 Corliss. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment Case PA-2024-11600067) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Robert Ogar, engineer, requested a change in zoning from "R-4 EP-1 MLOD-3 MLR-2" to "RM-4 EP-1 MLOD-3 MLR-2". The applicant amend his request to 3 units.

Staff mailed 37 notices to property owners within 200', 0 in favor, 3 in opposition; Coliseum Willow Park Neighborhood Association is in favor; outside 200': 4 opposed.

No Public Comment

Motion

Commissioner Watson motioned for a continuance until January 21, 2025. Commissioner Kellum 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 ZONING-Z-2024-10700298 CD S (Council District 4): (Continued from 12/17/2024)

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; 0 opposed no registered Neighborhood Association within 200’, outside 200’: 1 in favor.

Ashley Farrimond, Killen Griffin and Farrimond, is seeking to rezone from “MF-25 MLOD-2 MLR-2 AHOD” to “C-3NA CD S MLOD-2 MLR-2 AHOD”. The applicant amended the acreage to 38.26 with a 200’ buffer. Due to solid quality residential development is not possible.

No Public Comment

Motion

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

Aye: Reyes, Watson, Hinojosa, Hui, Sipes, Whitsett.

Nay: Barros, Bustamante, Ortiz, Kellum, Chase

Item#5

ZONING CASE Z-2024-10700007 CD (Council District 7): January 7, 2025

A request for a change of zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units on Lot 17, Block 7, NCB 8099, located at 327 Bexar Drive. Staff recommends Denial, with an Alternate Recommendation. (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, 0 in opposed; El Charro Neighborhood Association is in support, Westwood Square Neighborhood Association and Brady Gardens Neighborhood Association gave no response.

Sergio Nunez, applicant, requested a change of zoning to provide the community with affordable housing. 4 units are being proposed. The rezoning of the property will alleviate street parking.

No Public Comment

Motion

Commissioner Watson motioned for a continuance until February 4, 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 #11

ZONING CASE Z-2024-10700295 (Council District 8): January 7, 2025

A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "PUD C-3 AHOD" Planned Unit Development General Commercial Airport Hazard Overlay District to "MXD AHOD" Mixed Use Airport Hazard Overlay District with a maximum density of 75 units per acre on Lot 18 and Lot 39, NCB 13662 and "PUD MXD AHOD" Planned Unit Development Mixed Use Airport Hazard Overlay District with a maximum density of 75 units per acre on Lot 32, NCB 13662, located at 8401 and 8415 Datapoint Drive. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment PA-2024-11600087) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

Staff mailed 241 notices to property owners within 200', 2 in favor, 6 opposed; Riot Commons Community Organization gave no response.

Ashley Farrimond, Killen Griffin and Farrimond, is seeking to rezone to permit multi-family and office use.

No Public Comment

Motion

Commissioner Ortiz motioned for a continuance until January 21, 2025. Commissioner Watson 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

Consideration and Approval of the December 17, 2024 Zoning Commission Minutes.

Motion

Commissioner Whitsett motioned to approve the minutes as presented. Commissioner Bustamante 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

Election of officers.

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 2:11 PM.

APPROVED BY: _____ or _____
Chairman Vice-Chair

DATE: _____

ATTESTED BY: _____ DATE: _____
Executive Secretary

