

City of San Antonio



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

Tuesday, October 1, 2024

1:00 PM

1901 S. Alamo

The meeting was called to by Chair Sipes order at 1:05 PM and roll was called by the Dezarae Leal noting the following members present:

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

Absent: Bustamante, Ortiz

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

1. **ZONING CASE Z-2024-10700113 ERZD (Council District 8):** October 1, 2024

A request for a change in zoning from "R-6 MLOD-1 MLR-2 ERZD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to "C-2 MLOD-1 MLR-2 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District on 0.389 acres out of NCB 14728 and Lot 8, Block 18, NCB 14728, located at 12135 Huebner Road. Staff and SAWS recommend Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department).

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

Michael Barr, SAWS, stated they have visited the subject property and reviewed the application for the proposed research and testing lab. 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 60% impervious cover will not be increased on site. SAWS recommends approval with all the environmental recommendations.

Isis Soto Estrada, applicant, stated the proposed retail center can accommodate 4-5 tenants. The location has 2 access points.

No Public Comment

Motion

Commissioner Watson motioned to approve item as presented. Commissioner Whitsett

seconded the motion. The motion carried by the following vote:

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

Nay: None.

2. **ZONING CASE Z-2024-10700138 S (Council District 6):** (Continued from 9/3/2024)

A request for a change in zoning from "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-1 MLOD-2 MLR-2 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 S MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for a Hospital on 7.081 acres out of NCB 17673, generally located in the 1900 block of Rogers Road. Staff recommends Approval. (Kellye Sanders, Planning Coordinator, 210-207-2187, kellye.sanders@sanantonio.gov, Development Services Department)

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

No Public Comment

Motion

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

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

Nay: None.

3. **ZONING CASE Z-2024-10700172 S (Council District 2):** (Continued from 9/3/2024)

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

Staff mailed 29 notices to property owners within 200', 18 in favor, 10 in opposition, 42 in favor outside 200', 7 opposed outside 200'; Denver Heights Neighborhood Association is opposed, and Dignowity Hill Neighborhood Association is in favor. Gerardo Itarte, applicant, stated he intends to build a hotel.

Public Comment

Mia Marie Pugh, spoke in opposition.

Mr. & Mrs. Miller yielded their time to Mia Marie Pugh.

Ester Ponce spoke in favor.

Jesse Sanchez, spoke in opposition.

Paula Carmona, spoke in favor.

Audrey Zamorra, City Attorney, confirmed no court orders have been filed.

Rebuttal

Mr. Itarte stated there is currently a boundary dispute and ha met with the Mr. and Mrs. Miller in hopes of a resolution.

Motion

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

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

Nay: None.

Commission went into recess at 3:05 pm and reconvened at 3:15 pm

Item # 10 was heard after recess

4. **ZONING CASE Z-2024-10700178 (Council District 10):** (Continued from 9/3/2024)

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

Staff mailed 50 notices to property owners within 200', 0 in favor, 36 in opposition, Randolph Hills Civic Club Neighborhood Association did not provide a response.

Public Comment

Voicemail

Alex Castillo, spoke in opposition.

Ana Castillo, spoke in opposition.

Barbra Garza, spoke in opposition.

Lynn Hoffman, spoke in opposition.

Mark Mays, spoke in opposition.

Robert Mays, spoke in opposition.

Steve Castillo, spoke in opposition.

Motion

Commissioner Watson motioned for a continuance until October 15, 2024. Commissioner Barros seconded the motion. The motion carried by the following vote:

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

Nay: None.

5. **ZONING CASE Z-2023-10700366 CD (Council District 6):** (Continued from 9/17/2024)

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, "C-2NA MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, and "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 Motor Vehicle Sales to "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Oversize Vehicle Storage on Lot 160, NCB 8237, located at 555 Historic Old US Highway 90. Staff recommends Denial. (Alexa Retana,

October 1, 2024

Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department).

Staff mailed 37 notices to property owners within 200', 4 in favor, 2 in opposition; Los Jardines Neighborhood Association is in favor; Outside 200': 6 in favor; 1 opposed.

No Public Comment

Motion

Commissioner Watson motioned for a continuance until November 5, 2024. Commissioner Barros seconded the motion. The motion carried by the following vote:

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

Nay: None.

6. **ZONING CASE Z-2024-10700117 (Council District 2):** (Continued from 9/17/2024)

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

Staff mailed 27 notices to property owners within 200', 3 in favor, 0 in opposition, no registered Neighborhood Association.

Motion

Commissioner Watson motioned for a continuance until October 15, 2024. Commissioner Barros seconded the motion. The motion carried by the following vote:

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

Nay: None.

7. **ZONING CASE Z-2024-10700154 (Council District 5):** (Continued from 9/17/2024)

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-2NA MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on the west 37.4 feet of Lot 1, NCB 7005, located at 159 Castroville Road. Staff recommends Denial, with a Alternate Recommendation. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department).

Staff mailed 43 notices to property owners within 200', 0 in favor, 0 in opposition, Prospect Hill Neighborhood Association, El Charro Neighborhood Association, and Brady Gardens Community Organization gave no response.

Motion

Commissioner Watson motioned for a continuance until October 15, 2024. Commissioner Barros seconded the motion. The motion carried by the following vote:

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

Nay: None.

8. **ZONING CASE Z-2024-10700174 (Council District 4):** (Continued from 9/17/2024)

A request for a change in zoning from "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 9.473 acres out of CB 4301, located at 11893 Fischer Road. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment Case PA-2024-11600054) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department).

Staff mailed 54 notices to property owners within 200', 49 in favor, 0 in opposition, no registered Neighborhood Association.

Public Comment

Voicemail

Cosima Colvin, spoke in support.

Motion

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

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

Nay: None.

9. **ZONING CASE Z-2024-10700187 (Council District 1):** October 1, 2024

A request for a change in zoning from "C-3NA RIO-2 AHOD" General Commercial Nonalcoholic Sales River Improvement Overlay 2 Airport Hazard Overlay District to "C-3 RIO-2 AHOD" General Commercial River Improvement Overlay 2 Airport Hazard Overlay District on Lots 10-12, Block A, NCB 7006, located at 109 West Grayson Street. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210- 207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department).

Staff mailed 14 notices to property owners within 200', 1 in favor, 1 in opposition, Tobin Hill Community Neighborhood Association is in favor; no response from San Antonio Texas District One Resident Association.

Public Comment

Joe Calvey, (applicant) spoke in favor.

Motion

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

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

Nay: None.

10. **ZONING CASE Z-2024-10700204 (Council District 1):** October 1, 2024

A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 5, Block 19, NCB 2083, located at 838 Culebra Road. Staff recommends Denial. (Bronte Frere,

October 1, 2024

Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department).

Staff mailed 43 notices to property owners within 200', 0 in favor, 0 in opposition, Prospect Hill Neighborhood Association, El Charro Neighborhood Association, and Brady Gardens Community Organization gave no response.

Ivan Almaguer, applicant's representative, stated that they would like to rezone to accommodate auto sales. Mr. Almaguer amended to "C-2" at the podium.

No Public Comment

Motion

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

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

Nay: None.

11. **ZONING CASE Z-2024-10700205 CD (Council District 10):** October 1, 2024

A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 19B, NCB 12101, located at 2610 Woodbury 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, 2 in opposition, no registered Neighborhood Association.

No Public Comment

Motion

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

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

Nay: None.

12. **ZONING CASE Z-2024-10700207 CD (Council District 7):** October 1, 2024

A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Day Care Center on 1.03 acres out of NCB 14600, located at 6800 Wurzbach Road. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department).

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

Public Comment

Reverend Fred Perez, Trinity Methodist Church, spoke in support.

Tony Aguilar, spoke in support.

Virginia Shannon, spoke in opposition.

Motion

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

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

Nay: None.

13. **ZONING CASE Z-2024-10700208 CD (Council District 7):** October 1, 2024

A request for a change in zoning from "MF-33 NCD-3 MLOD-2 MLR-2 AHOD" Multi-Family Ingram Hills Neighborhood Conservation Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 CD NCD-3 MLOD-2 MLR-2 AHOD" Commercial Ingram Hills Neighborhood Conservation Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Oversized Vehicle Storage on 0.833 acres out of NCB 11543, generally located in the 4300 block of Parkway Drive. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2024- 11600062) (Eradio Gomez, Zoning Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department).

Staff mailed 18 notices to property owners within 200', 1 in favor, 0 in opposition, Ingram Hills Neighborhood Association did not provide a response.

Mia Marie Pugh, Brown & McDonald, stated that they would like to rezone from "MF-33 NCD-3 MLOD-2 MLR-2 AHOD" to "C-2 CD NCD-3 MLOD-2 MLR-2 AHOD". The applicant stated lighting will face downward and hours of operation will be from 7:00 am – 5:00 pm.

No Public Comment

Motion

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

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

Nay: None.

14. **ZONING CASE Z-2024-10700210 CD (Council District 4):** October 1, 2024

A request for a change in zoning from "NP-8 MLOD-2 MLR-2 AHOD" Neighborhood Preservation 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 Auto Paint and Body on the southwest 100 feet of Lot 9 and the northeast 22 feet of Lot 10, NCB 4300B, located at 13687 Somerset Road. Staff recommends Denial. (Eradio Gomez, Senior Planner, 210-207-0197, eradio.gomez@sanantonio.gov, Development Services Department).

Staff mailed 19 notices to property owners within 200', 0 in favor, 0 in opposition, 1 in favor outside 200'; Tobin Hill Community Neighborhood Association is in favor and no response from San Antonio Texas District One Resident Association.

Rosa Olivares, the applicant, purchased the home in 2021. Within the property is a building which was once used as a mechanic shop. In 2008, code was updated, and the property was annexed. If approved, the applicant will meet all required setbacks.

No Public Comment

Motion

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

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

Nay: None.

15. **ZONING CASE Z-2024-10700211 (City Council 8):** October 1, 2024

A request for a change in zoning from “RM-4” Residential Mixed District and “MF-33” Multi-Family District to “MF-18” Limited Density Multi-Family District on Lot 8, Block 1, NCB 14795, located at 9103 Wurzbach Road. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

Staff mailed 43 notices to property owners within 200’, 0 in favor, 0 in opposition, Prospect Hill Neighborhood Association, El Charro Neighborhood Association, and Brady Gardens Community Organization gave no response.

Public Comment

Sylvia Valdez, spoke in support with conditions.

Stephen Salinas, spoke in opposition.

Voicemail

Elsa Hamilton, spoke in opposition.

Richard Goetz, spoke in opposition.

Sakib Shaikh, spoke in opposition.

Motion

Commissioner Watson motioned for a continuance until October 15, 2024. Commissioner Barros seconded the motion. The motion carried by the following vote:

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

Nay: None.

16. **ZONING CASE Z-2024-10700212 CD (Council District 6):** October 1, 2024

A request for a change in zoning from "C-2" Commercial District to "C-2 CD" Commercial District with a Conditional Use for Auto and Light Truck Repair on Lot 1, Block 1, NCB 15097, located at 5650 Cliffbrier Drive. Staff recommends Denial. (Associated Plan Amendment PA-2024-11600063) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department).

Staff mailed 30 notices to property owners within 200’, 1 in favor, 0 in opposition; Great Northwest Homeowner's Association is in favor.

Mr. Mark, applicant's representative, requested rezoning from "C-2" Commercial District to "C-2 CD" Commercial District with a Conditional Use for Auto and Light Truck Repair. Applicant stated the shop will operate six days a week.

No Public Comment

Motion

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

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

Nay: None.

17. **ZONING CASE Z-2024-10700213 (Council District 1):** October 1, 2024

A request for a change in zoning from "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for "C-2" Commercial District, nine hundred (900) dwelling units and Bar/Tavern to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for "C-2" Commercial District, nine hundred (900) dwelling units, Bar/Tavern, and Hotel on Lot 11, Lot 12, Lot 30, Lot E, Lot F, Lot J, Lot K, Lot L and Lot P-101, Block 1, NCB 3028, located at 246 West Josephine Street. Staff recommends Approval. (Samantha Benavides, Zoning Planner, (210) 207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

Staff mailed 41 notices to property owners within 200', 0 in favor, 0 in opposition, Tobin Hill Community Neighborhood Association is in favor; no response from San Antonio Texas District One Resident Association.

No Public Comment

Motion

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

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

Nay: None.

18. **ZONING CASE Z-2024-10700214 HL (Council District 1):** October 1, 2024

A request for a change in zoning from "C-3 UC-6 AHOD" General Commercial San Pedro Urban Corridor Overlay Airport Hazard Overlay District to "C-3 HL UC-6 AHOD" General Commercial Historic Landmark San Pedro Urban Corridor Overlay Airport Hazard Overlay District on Lot 8, Block 12, NCB 361, located at 702 San Pedro Avenue. 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', 0 in favor, 0 in opposition, 1 in favor outside 200'; Tobin Hill Community Neighborhood Association is in favor and no response from San Antonio Texas District One Resident Association.

Public Comment

Voicemail

Cosima Colvin, spoke in support.

Motion

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

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

Nay: None.

19. **ZONING CASE Z-2024-10700215 (Council District 5):** October 1, 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 "MF-25 IDZ MLOD-2 MLR-2 AHOD" Low Density Multi-Family Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 6, Block 5, NCB 6567, and the north 95.85 feet of Lot 4, Block 2, NCB 3730, located at 240 Hawthorne Street and 122 Orange Street. Staff recommends Denial. (Associated Plan Amendment PA-2024-11600064) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services)

Staff mailed 64 notices to property owners within 200', 1 in favor, 10 in opposition; St. Leo's Neighborhood Association gave no response; outside 200': 1 opposed.

No Public Comment

Motion

Commissioner Watson motioned for a continuance until November 5, 2024. Commissioner Barros seconded the motion. The motion carried by the following vote:

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

Nay: None.

20. **ZONING CASE Z-2024-10700216 HL (Council District 2):** October 1, 2024

A request for a change in zoning from "AE-1 AHOD" Arts and Entertainment Airport Hazard Overlay District to "AE-1 HL AHOD" Arts and Entertainment Historic Landmark Airport Hazard Overlay District on Lot 4 and the east 21.34 feet of Lot 3, Block A, NCB 597, located at 1314 East Commerce Street. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department).

This item was withdrawn and not heard at this meeting.

21. **ZONING CASE Z-2024-10700218 HL (Council District 1):** October 1, 2024

A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 HL AHOD" Residential Single-Family Historic Landmark Airport Hazard Overlay District on the south 80 feet of Lot 31, NCB 863, located at 711 East Mistletoe Avenue. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department).

Staff mailed 45 notices to property owners within 200', 0 in favor, 0 in opposition, Tobin Hill Neighborhood Association is in favor and San Antonio Texas District One Resident Association gave no response.

Public Comment

Ester Ponce, spoke in opposition.

Motion

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

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

Nay: None.

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

Motion

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

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

Nay: None.

Clarification was provided on item #14 to amend to “C2-CD”.

No action was taken.

Director’s Report

No report was given.

Staff Announcements

No announcements were given

Adjournment

There being no further discussion, the meeting was adjourned at 4:02 PM.

APPROVED BY: _____ or _____
Chairman Vice-Chair

DATE: _____

ATTESTED BY: _____ DATE: _____
Executive Secretary