

City of San Antonio



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

Tuesday, November 5, 2024

1:00 PM

1901 S. Alamo

The meeting was called to by Chair Sipes order at 1:10 PM and roll was called by the Dezarae Leal noting the following members present:

Roll Call – Present: Watson, Kellum, Barros, Bustamante, Hinojosa, Reyes, Hui, Sipes, Whitsett, Chase.
Absent: Ortiz.

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

- 1. ZONING CASE Z-2024-10700188 CD (Council District 9): (POSTPONED)
A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto Paint and Body on Lot 28, Block 2, NCB 15110, located at 12139 Jones Maltsberger Road. (Eradio Gomez, Senior Planner, 210-207-0197, eradio.gomez@sanantonio.gov, Development Services Department)

This item was postponed and not heard at this meeting.

- 2. ZONING CASE Z-2023-10700366 CD (Council District 6): (Continued from 10/1/2024)
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, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department).

Staff mailed 37 notices to property owners within 200', 6 in favor, 2 in opposition; Los Jardines Neighborhood Association is in favor; outside 200': 8 in favor; 1 opposed.

Alejandro Ramiro Bravo, applicant, stated he has been in business for over 10 years. He has kept his property maintained and no code violations have been reported.

Public Comment

Greg Brockhouse, spoke in support.

Ray Rodriguez seeded time to Mr. Brockhouse.

Rebuttal

Alejandro Ramiro Bravo, stated he is relying on the Commission's vote to stay in business. He will take necessary measures to stay in operation.

Motion

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

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

Nay: None.

3. **ZONING CASE Z-2024-10700256 (Council District 1):** November 5, 2024

A request for a change in zoning from "IDZ H HS RIO-7D AHOD" Infill Development Zone Nathan Historic Overlay Historic Significant River Improvement Overlay Airport Hazard Overlay District with uses permitted in "MF-18" Limited Density Multi-Family District to "IDZ-1 H HS RIO-7D AHOD" Limited Intensity Infill Development Zone Nathan Historic Overlay Historic Significant River Improvement Overlay Airport Hazard Overlay District with uses permitted in "O-1" Office District and Self Service Storage on Lots 3 to 7, Block A, NCB 2556, located at 1108 South Flores Street. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department).

This item was postponed and not heard at this meeting.

4. **ZONING CASE Z-2024-10700075 CD (Council District 1):** (Continued from 10/15/2024)

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 two (2) dwelling units on Lot 6, Block 1, NCB 12259, located at 2506 Greencrest Drive. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department).

Staff mailed 32 notices to property owners within 200', 0 in favor, 2 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, Bustamante, Hinojosa, Reyes, Hui, Sipes, Kellum, Whitsett, Chase.

Nay: None.

5. **ZONING CASE Z-2024-10700194 (Council District 2):** (Continued from 10/15/2024)
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).

Staff mailed 37 notices to property owners within 200', 0 in favor, 3 in opposition; Coliseum Willow Park Neighborhood Association gave no response; outside 200': 4 opposed.

Motion

Commissioner Watson motioned for a continuance until November 19, 2024. Commissioner Barros seconded the motion. The motion carried by the following vote:

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

Nay: None.

6. **ZONING CASE Z-2024-10700211 (City Council 8):** (Continued from 10/15/2024)
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 44 notices to property owners within 200', 7 in favor, 5 in opposition, outside 200' 9 opposed, Riot Commons Community Organization Neighborhood Association did not provide a response.

Public Comment

Dennis Isabel, spoke in support.

Motion

Commissioner Watson motioned for approval as amended to 3.327 acres. Commissioner Barros seconded the motion. The motion carried by the following vote:

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

Nay: None.

7. **ZONING CASE Z-2024-10700231 (Council District 8):** (Continued from 10/15/2024)
A request for a change in zoning from "R-20 MLOD-1 MLR-1 MSAO-1 AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 Military Sound Attenuation Overlay Airport Hazard Overlay District, "R-6 MLOD-1 MLR-1 MSAO-1 AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 Military Sound Attenuation Overlay Airport Hazard Overlay District, "NC MLOD-1 MLR-1 MSAO-1 AHOD" Neighborhood Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Military Sound Attenuation Overlay Airport Hazard Overlay District, and "C-1 MLOD- 1 MLR-1 MSAO-1 AHOD" Light Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Military Sound Attenuation Overlay Airport Hazard Overlay District to "MF-18 MLOD-1 MLR-1 MSAO-1 AHOD" Low Density Multi-Family Camp Bullis Military Lighting Overlay

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Military Lighting Region 1 Military Sound Attenuation Overlay Airport Hazard Overlay District on 24.3 acres out of NCB 35936, generally located in the 6000 block of Camp Bullis Road. Staff recommends Approval. (Associated Plan Amendment PA-2024-11600070) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department).

Staff mailed 26 notices to property owners within 200', 1 in favor, 4 in opposition; 2 in favor outside 200', 45 opposed outside 200'; no registered Neighborhood Association within 200' Carolyn McDonald, applicant's representative, is requesting a multifamily development ("MF-18").

Public Comment

Bill Kaufman, spoke in opposition.
Rudy Garcia, yield time to Mr. Kaufman.
Sid Wolf, yielded time to Mr. Kaufman.
Rachael Balinsky, spoke in opposition.

Voicemail

Mary Helen Perez, spoke in opposition.
Richard Adam, spoke in opposition.
Sharry & Nick Biedjeger, spoke in opposition.

Rebuttal

Carolyn McDonald stated the proposed development was reduced from 437 units to 350 units. Additionally, there will be a left turn lane into the development and the applicant is open to continue meeting with residents.

Motion

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

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

8. ZONING CASE Z-2024-10700067 (Council District 3): November 5, 2024

Assigning zoning to property generally located southeast of the intersection of Loop 410 and New Sulphur Springs Road, currently located Outside the City Limits, by applying "MXD MLOD-3 MLR-2" Mixed Use Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District with a maximum density of 40 dwelling units per acre, "MXD" Mixed Use District with a maximum density of 40 dwelling units per acre, and "MXD AHOD" Mixed Use Airport Hazard Overlay District with a maximum density of 40 dwelling units per acre, and a request for a change in zoning from "C-2 MLOD-3 MLR-2" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District, "NP-10" Neighborhood Preservation District, "NP-10 MLOD-3 MLR-2" Neighborhood Preservation Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District, and "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District, and "OCL" Outside City Limits to "MXD MLOD-3 MLR-2" Mixed Use Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District with a maximum density of 40 dwelling units per acre, "MXD" Mixed Use District with a maximum density of 40 dwelling units per acre, and "MXD AHOD" Mixed Use Airport Hazard Overlay District with a maximum density of 40 dwelling units per acre on 1,806.4 acres out of CB 5132, CB 5151, CB 5152, and NCB 10846, and 48.2 acres out of CB 5132, generally located southeast of the

intersection of Loop 410 and New Sulphur Springs Road. Staff recommends Approval. (Associated Plan Amendment Case PA-2024-11600040) (Ann Benavidez, Senior Planner, (210) 207-7646, Ann.Benavidez@sanantonio.gov, Planning Department)

Staff mailed 125 notices to property owners within 200', 1 in favor, 10 in opposition, no registered Neighborhood Association within 200'.

Public Comment

Kathy Watson, 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, Hinojosa, Reyes, Hui, Sipes, Kellum, Whitsett, Chase.

Nay: None.

9. **ZONING CASE Z-2024-10700158 CD (Council District 5):** November 5, 2024

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 CD MLOD- 2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair on Lot 139, NCB 11997, located at 6407 West Commerce Street. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department.).

Homero De La Cruz, applicant's representative, requested a change in zoning from "C-2NA MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales to "C-2 CD MLOD- 2 MLR-1 AHOD" Commercial.

Staff mailed 26 notices to property owners within 200', 1 in favor, 0 in opposition, Los Puentes Neighborhood Association is in favor.

Motion

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

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

Nay: None.

10. **ZONING CASE Z-2024-10700161 (Council District 5):** November 5, 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 "IDZ-1 MLOD-2 MLR-2 AHOD" Limited Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for Noncommercial Parking Lot with a reduced 5' buffer yards on Lot 2, Block 4, NCB 2820, located at 3005 West Martin Street. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, eradio.gomez@sanantonio.gov, Development Services Department)

Staff mailed 27 notices to property owners within 200', 0 in favor, 1 in opposition, West End Hope in Action Neighborhood Association did not provide a response and Prospect Hill Neighborhood Association is opposed.

Motion

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

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

Nay: None.

11. **ZONING CASE Z-2024-10700227 (Council District 1):** November 5, 2024

A request for a change in zoning from "C-1 H HS AHOD" Light Commercial King William Historic Overlay Historic Landmark Airport Hazard Overlay District to "IDZ-1 H HS AHOD" Limited Intensity Infill Development Zone King William Historic Overlay Historic Landmark Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and "RM-4" Residential Mixed District on 0.125 acres out of NCB 937, located at 1210 South Alamo Street. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department).

Staff mailed 113 notices to property owners within 200', 5 in favor, 1 in opposition, 1 opposed; King William Neighborhood Association is in favor and San Antonio Texas District One Resident Association gave no response Public Comment.

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, Hinojosa, Reyes, Hui, Sipes, Kellum, Whitsett, Chase.

Nay: None.

12. **ZONING CASE Z-2024-10700233 (Council District 6):** November 5, 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 to "ED MLOD-2 MLR-2 AHOD" Entertainment Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 2.549 acres out of NCB 17673, located at 9800 Hyatt Resort Drive and 2212 Rogers Road. 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, 1 in opposition, no registered Neighborhood Association; Outside 200': 1 Opposed.

Public Comment

Mitsuko Ramos, 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, Hinojosa, Reyes, Hui, Sipes, Kellum, Whitsett, Chase.
Nay: None.

13. **ZONING CASE Z-2024-10700235 (Council District 2):** November 5, 2024

A request for a change in zoning from "I-1 MC-3 AHOD" General Industrial Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District, "I-1 AHOD" General Industrial Airport Hazard Overlay District, "C-2 MC-3 AHOD" Commercial Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District, and "C-2 AHOD" Commercial Airport Hazard Overlay District to "MF-33 MC-3 AHOD" Multi-Family Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District, and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on Lot 38 and Lot 39, NCB 12180, located at 2330 Austin Highway and 2334 Austin Highway. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, eradio.gomez@sanantonio.gov, Development Services Department)

Staff mailed 53 notices to property owners within 200', 1 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, Bustamante, Hinojosa, Reyes, Hui, Sipes, Kellum, Whitsett, Chase.
Nay: None.

14. **ZONING CASE Z-2024-10700236 (Council District 1):** November 5, 2024

A request for a change in zoning from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District and "C-3R S" General Commercial Restrictive Alcoholic Sales District with a Specific Use Permit for Clock and Broom Manufacturing, Warehousing, and Outside Storage to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Warehousing, and fifteen (15) dwelling units on Lot 13, Block 2, NCB 1919, located at 140 Fredericksburg Road and 154 Fredericksburg Road. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department).

Staff mailed 39 notices to property owners within 200', 3 in favor, 1 in opposition, Gardendale Neighborhood Association and San Antonio Texas District One Resident Association gave no response; outside 200': 1 in favor.

Public Comment

Voicemail

Jim Bailey, spoke in support.

Maricela Garza, spoke in support.

Rafael Garza, 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, Bustamante, Hinojosa, Reyes, Hui, Sipes, Kellum, Whitsett, Chase.

Nay: None.

15. **ZONING CASE Z-2024-10700237 (Council District 4):** November 5, 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 "MHC MLOD-2 MLR-2 AHOD" Manufactured Housing Conventional Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot P-55, CB 4301, located at 12515 Fischer Road. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

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

No Public Comment

Motion

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

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

Nay: None.

16. **ZONING CASE Z-2024-10700240 (Council District 2):** November 5, 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, 0 in opposition, no registered Neighborhood Association.

No Public Comment

Motion

Commissioner Watson motioned for a continuance until November 19, 2024. Commissioner Barros seconded the motion. The motion carried by the following vote:

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

Nay: None.

17. **ZONING CASE Z-2024-10700244 (Council District 5):** November 5, 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 "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 in "C-1" Light Commercial District, Medical Clinic (Physician and/or Dentist), Party House/Reception Hall/Meeting Facilities, and seventy-five (75) dwelling units on Lots 20-22, NCB 6797 and Lot 7, NCB 61, located at 3223 West Poplar Street and 1425 Northwest 24th Street. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov. Development Services Department)

Staff mailed 79 notices to property owners within 200', 2 in favor, 0 in opposition, West End Hope in Action Neighborhood Association is in favor; Prospect Hill Neighborhood Association gave no response; outside 200': 6 in favor.

No Public Comment

Motion

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

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

Nay: None.

18. **ZONING CASE Z-2024-10700247 CD (Council District 2):** November 5, 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 fifty (50) dwelling units to "MF-33 CD AHOD" Multi-Family Airport Hazard Overlay District with a Conditional Use for Nursing Facility on Lot 14, NCB 46, located at 815 East Grayson Street. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210- 207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department).

Staff mailed 53 notices to property owners within 200', 3 in favor, 6 in opposition, Government Hill Alliance Neighborhood Association is in favor; outside 200': 3 in favor.

Patrick Christensen, applicant's respective, requested a change in zoning from "IDZ-3 AHOD" to "MF-33 CD AHOD". The applicant is down zoning in hopes to open a rehabilitation center.

Public Comment

Cherise Rohr Allegrini, spoke in support.

Voicemails

Alejandro Lara, spoke in support.

Alessandra Newton, spoke in opposition.

Collin Newton, spoke in opposition.

D'ette Cole, spoke in support.

Jordan Frank, spoke in opposition.

Sandi Wolff, spoke in support.

Steeve Versteeg, 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, Bustamante, Hinojosa, Reyes, Hui, Sipes, Kellum, Whitsett, Chase.

Nay: None.

19. **ZONING CASE Z-2024-10700250 (Council District 3):** November 5, 2024

A request for a change in zoning from "FR" Farm and Ranch District to "RE" Residential Estate District on Lot P-2, CB 5709, located at 19175 Trumbo Road. Staff recommends Denial. (Associated Plan Amendment Case PA-2024- 11600078) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov).

Staff mailed 17 notices to property owners within 200', 1 in favor, 0 in opposition, no registered Neighborhood Association.

Carolyn McDonald, applicant's representative, stated the request is to build 3 additional homes for the applicant's children. The application was amended to ('R-20')

Public Comment

Voicemail

David Trevino, spoke in support.

Motion

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

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

Nay: None.

The Commission went not recess at 3:02 pm and reconvened at 3:15 pm

20. **ZONING CASE Z-2024-10700251 (Council District 1):** November 5, 2024

A request for a change in zoning from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on Lots 1 and 14, Block 1, NCB 9765, located at 1742 Basse Road and 255 Venice Street. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department).

Staff mailed 31 notices to property owners within 200', 1 in favor, 0 in opposition, North Central Neighborhood Association is in Favor and San Antonio Texas District One 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, Bustamante, Hinojosa, Reyes, Hui, Sipes, Kellum, Whitsett, Chase.

Nay: None.

21. **ZONING CASE Z-2024-10700252 (Council District 6):** November 5, 2024

A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District on Lot P-226A, NCB 18820, generally located in the 9000 block of Culebra Road. Staff recommends

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

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

Motion

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

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

Nay: None.

22. **ZONING CASE Z-2024-10700256 (Council District 1):** November 5, 2024

A request for a change in zoning from "IDZ H HS RIO-7D AHOD" Infill Development Zone Nathan Historic Overlay Historic Significant River Improvement Overlay Airport Hazard Overlay District with uses permitted in "MF-18" Limited Density Multi-Family District to "IDZ-1 H HS RIO-7D AHOD" Limited Intensity Infill Development Zone Nathan Historic Overlay Historic Significant River Improvement Overlay Airport Hazard Overlay District with uses permitted in "O-1" Office District and Self Service Storage on Lots 3 to 7, Block A, NCB 2556, located at 1108 South Flores Street. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department).

Staff mailed 65 notices to property owners within 200', 1 in favor, 1 in opposition, and King William Neighborhood Association did not provide a response.

Emilie Weissler, Killen Griffin and Farrimond, is seeking to rezone from "IDZ H HS RIO-7D AHOD" w/uses permitted in "MF-18" to "IDZ-1 H HS RIO-7D AHOD" w/uses permitted in "O-1" and self-Service Storage Neighborhood Mixed-Use and preservation of the existing building.

Public Comment

Raul Inclan, spoke in opposition.

Christine Salenga, spoke in opposition.

Jerrod Killian, spoke in opposition.

Rebecca Killian, spoke in opposition.

Brandi Wore, is neutral.

Debbie Morgan, is neutral.

Motion

Commissioner Kellum motioned for a continuance until November 19, 2024. Commissioner Watson seconded the motion. The motion carried by the following vote:

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

Nay: None.

23. **Consideration and Approval of the October 15, 2024 Zoning Commission Minutes.**

Motion

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

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

Nay: None.

Director's Report

No report was given.

Staff Announcements

"TOD" Transit-Oriented Development District will be on the November 19, 2024 Agenda

Motion

Chair Sipes motioned to adjourn.

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

Adjournment

There being no further discussion, the meeting was adjourned at 4:12 PM.

APPROVED BY: _____ or _____
Chairman Vice-Chair

DATE: _____

ATTESTED BY: _____ DATE: _____
Executive Secretary