

**City of San Antonio**



**DRAFT**

**MINUTES**

**Zoning Commission**

Development and Business Services  
Center  
1901 South Alamo

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**Tuesday, June 21, 2022**

**1:00 PM**

**1901 S. Alamo**

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

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

**ZONING COMMISSIONERS**

**John Bustamante, District 5 - Chair**  
**Robert Sipes – District 7, Vice - Chair**  
**Summer Greathouse, District 1, Pro-Tem**

**Taylor Watson - District 2   Charles Fuentes - District 3**  
**Suren Kamath - District 4   Kin Hui – District 6**  
**Osvaldo Ortiz – District 8   Marco Barros - District 9**  
**Marc Whyte – District - 10   Michelle Lugalía-Hollon - District – Mayor**

**Work Session 11:00 A.M. – Briefing on 2021 UDC amendments.**

**Staff briefing regarding case recommendations and other items for consideration on the posted agenda. Commissioners may direct questions to staff regarding items noticed on the posted agenda or regarding City of San Antonio policies or operations in order to elicit a response of specific factual information or a recitation of existing policy pursuant to Section 551.042 of the Texas Government Code.**

**1:02 P. M. – Call to order**

**ROLL CALL: Present:** Barros, Whyte, Kamath, Ortiz, Watson, Sipes, Hui, Bustamante  
**Absent:** Fuentes, Greathouse, Lugalia-Hollon

**SeproTec Translators were present and available.**

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

Kristie Flores, Planning Manager, stated Item 3 Z-2022-10700120 and Item 18 Z2022-10700136 have been withdrawn

**COMBINED CONSENT AGENDA:**

**Item #8**

**ZONING CASE Z-2022-10700111 (Council District 3):** 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 “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-2” Commercial District and “MF-33” Multi-Family District on the west 73 feet of the east 138 feet of Lot 1, NCB 7791, 0.1334 acres out of NCB 7791, and Lot 22, NCB 7791, located at 5001 South Flores Street, 5003 South Flores Street, and 108 Beatrice Avenue. Staff recommends approval. (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department).

Staff mailed 36 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and no neighborhood association.

**No Public Comment**

**Item #9**

**ZONING CASE Z-2022-10700119 (Council District 8):** A request for a change in zoning from “C-2” Commercial District to “PUD R-3” Planned Unit Development Residential Single-Family District with a Reduced Perimeter Setback of 10-feet on 1.75 acres out of NCB 14862, generally located in the 6400 block of Babcock Road. Staff recommends approval. (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department).

Staff mailed 20 notices to property owners within 200 feet, 1 returned in favor, 0 returned in opposition, and Tanglewood Neighborhood Association is in favor.

**No Public Comment**

**Item #10**

**ZONING CASE Z-2022-10700122 CD (Council District 5):** A request for a change in zoning from “R-6 MLOD-2 MLR-1 AHOD” Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to “R-6 CD MLOD-2 MLR-1 AHOD” Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 31, Block 12, NCB 11347, located at 2526 Dahlgreen Avenue. Staff recommends approval. (Elizabeth Stewart, Planner, (210) 207-5550, elizabeth.stewart@sanantonio.gov, Development Services Department).

Staff mailed 36 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and Thompson Neighborhood Association is in favor.

**No Public Comment****Item #13**

**ZONING CASE Z-2022-10700129 (Council District 5):** 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 three (3) dwelling units on Lot 16, Block 1, NCB 2181, located at 539 Ruiz Street. Staff recommends approval. (Ann Benavidez, Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department).

Staff mailed 38 notices to property owners within 200 feet, 2 returned in favor, 1 response outside the 200-foot radius area received in favor, 0 returned in opposition, and no response from Gardendale or West End Hope Action Neighborhood Associations.

**No Public Comment****Item #14**

**ZONING CASE Z-2022-10700131 (Council District 2):** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District to “RM-4 AHOD” Residential Mixed Airport Hazard Overlay District on Lot 30, Block 23, NCB 671, located at 631 East Carolina Street. Staff recommends approval. (Kellye Sanders, Senior Planner, (210) 207-2187, Kellye.Sanders@sanantonio.gov, Development Services Department).

Staff mailed 33 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and Denver Heights Neighborhood Association is in favor.

**No Public Comment****Item #15**

**ZONING CASE Z-2022-10700132 S (Council District 6):** A request for a change in zoning from “C-2 CD” Commercial District with a Conditional Use for a Home Improvement Center to “C-2 S” Commercial District with a Specific Use Authorization for a Carwash on Lot P-59 J, NCB 18296, generally located in the 12200 block of Culebra Road. Staff recommends approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department).

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

**No Public Comment****Item #17**

**ZONING CASE Z-2022-10700135 (Council District 2):** A request for a change in zoning from "C-3 MLOD-3 MLR-2 AHOD" General Commercial Martindale Army Airfield Military Lighting Region 2 Airport Hazard Overlay District and "I-1 MLOD-3 MLR-2 AHOD" General Industrial Martindale Army Airfield Military Lighting Region 2 Airport Hazard Overlay District to "C-3 MLOD-3 MLR-2 AHOD" General Commercial Martindale Army Airfield Military Lighting Region 2 Airport Hazard Overlay District on Lot 26, Block 3, NCB 17730, located at 6307 Rittiman Road. Staff recommends approval. (Corin Hooper, Senior Planner, (210) 207-7232, corin.hooper@sanantonio.gov, Development Services Department).

Staff mailed 14 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and no neighborhood association.

**Voicemail**

A.J. Gutierrez, Director of Ellison Hart Development Corporation, spoke in favor of Z2022-10700132 S.

**MOTION**

A motion was made by Commissioner Sipes and seconded by Commissioner Ortiz to approve Items 8, 9, 10, 13, 14, 15 and Item 17 as presented.

**FAVOR: Sipes, Ortiz, Watson, Kamath, Hui, Barros, Whyte, Bustamante**

**OPPOSE: None**

**MOTION CARRIED**

**CONTINUANCES**

Kristie Flores, Planning Manager, stated Item #6 Z2022-10700335, Item #7 Z2022-10700099 and Item #11 Z2022-10700124 CD will be continued until July 5, 2022. Also, Item #12 Z2022-10700127 will be continued until July 19, 2022. She stated the applicant for Item #6 Z2022-10700335 has made a formal amendment to their application to C-2 CD with a Conditional Use for Motor Vehicle Sales Full Service

**Item #6**

**ZONING CASE Z-2021-10700335 (Council District 4):** 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 2.980 acres out of NCB 14551, located at 10931 Poteet Jourdanton Freeway. Staff recommends denial, with an Alternate Recommendation. (Mirko Maravi, Planning Coordinator, (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department).

Kristie Flores, Planning Manager, stated the applicant has made a formal amendment to their application to C-2 CD with a Conditional Use for Motor Vehicle Sales Full Service.

**No Public Comment**

Staff mailed 30 notices to property owners within 200 feet, 0 returned in favor, 4 returned in opposition, and no neighborhood association and 2 notices received in opposition outside the 200-foot radius area.

**MOTION**

A motion was made by Commissioner Sipes and seconded by Commissioner Kamath for a continuance until July 5, 2022.

**FAVOR:** Sipes, Ortiz, Watson, Kamath, Hui, Barros, Whyte, Bustamante  
**OPPOSE:** None

**MOTION CARRIED****Item #7**

**ZONING CASE Z-2022-10700099 (Council District 1):** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District and “MF-33 AHOD” Multi-Family Airport Hazard Overlay District to “C-2NA AHOD” Commercial Nonalcoholic Airport Hazard Overlay District on Lot A, Lot B, Lot 9, and Lot 10, Block 25, NCB 2085, located at 1010 Culebra Road. Staff recommends approval. (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department).

Staff mailed 31 notices to property owners within 200 feet, 1 returned in favor, 0 returned in opposition, and no response from West End Hope in Action Neighborhood Association.

**No Public Comment**

**Item #11**

**ZONING CASE Z-2022-10700124 CD (Council District 3):** A request for a change in zoning from “R-6 CD AHOD” Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Multi-Family Complex not to exceed 25 buildings and 50 units to “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for Auto Repair on the south 528.8 feet of Lot 300, Block 30, NCB 11129, located at 203 West Buchanan Boulevard. Staff recommends denial. (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department).

**Voicemails**

Edward Torres, express concerns with maintenance of the property.

Juan Rodriguez, spoke in opposition.

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

**MOTION**

A motion was made by Commissioner Sipes and seconded by Commissioner Watson for a continuance until July 5, 2022.

**FAVOR: Sipes, Ortiz, Watson, Kamath, Hui, Barros, Whyte, Bustamante**

**OPPOSE: None**

**MOTION CARRIED**

**Item #12**

**ZONING CASE Z-2022-10700127 (Council District 5):** A request for a change in zoning from “R-6 MLOD-2 MLR-1 AHOD” Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to “IDZ-3 MLOD-2 MLR-1 AHOD” High Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with uses permitted for twenty (20) dwelling units on 0.4793 acres out of NCB 8250, located at 126 Northwest 36th Street. Staff recommends denial, with an Alternate Recommendation. (Associated Plan Amendment PA-2022-11600042) (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department).

Staff mailed 16 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and Memorial Heights Neighborhood Association is in favor of a continuance, Los Puentes Neighborhood Association is in opposition.

**Voicemails**

Elvira Leal, spoke in opposition.

Richard Garcia, in favor of continuance.

**MOTION**

A motion was made by Commissioner Bustamante and seconded by Commissioner Barros for a continuance until July 19, 2022.

**FAVOR: Sipes, Ortiz, Watson, Kamath, Hui, Barros, Whyte, Bustamante**

**OPPOSE: None**

**MOTION CARRIED**

**INDIVIDUAL CONSIDERATION**

**Item #1**

**ZONING CASE Z-2021-10700344 ERZD (Council District 10):** A request for a change in zoning from “R-6 ERZD” Residential Single-Family Edwards Recharge Zone District to “C-1 ERZD” Light Commercial Edwards Recharge Zone District on Lot P-20, NCB 17194, located at 16103 Bulverde Road. Staff and SAWS recommend approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department).

Staff mailed 10 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and no neighborhood association within 200 feet. Range Ryder, outside 200 foot radius, is in opposition.

Applicant no present.

Michael Barr, Resource Protection Division, SAWS, stated they are in support of this request.

**No Public Comment**

**MOTION**

A motion was made by Commissioner Whyte and seconded by Commissioner Barros for approval with all of SAWS recommendations.

**FAVOR: Sipes, Ortiz, Watson, Kamath, Hui, Barros, Whyte, Bustamante**

**OPPOSE: None**

**MOTION CARRIED**

**Item #2**

**(Continued from 05/17/2022) ZONING CASE Z-2022-10700103 CD (Council District 6):** A request for a change in zoning from “R-6” Residential Single-Family District to “R-6 CD” Residential Single-Family District with a Conditional Use for Assisted Living Facility with no more than sixteen (16) residents on Lot 3 and Lot 4, Block 2, NCB 17637, located at 10548 and 10558 Mountain View Drive. Staff recommends denial. (Ann Benavidez, Planner, (210) 207- 8208, ann.benavidez@sanantonio.gov, Development Services Department).

Staff mailed 18 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and no response from Mountainview Acres Coalition.

Caroline McDonald, Brown and Ortiz, representative, stated they are proposing an assisted living facility on the subject property. She stated they have two amendments, an updated site plan which staff has already presented, and the second amendment is limiting the residences to 15 rather than 16. She further stated they have been working closely with Mountainview Acres Coalition and have entered into a private agreement with the neighborhood.

**Public Comment**

Rebecca Flores Perez, Vice President of the Neighborhood Coalition, spoke in support.

Michael Stummff, representative of Neighborhood Coalition, spoke in support.

**MOTION**

A motion was made by Commissioner Hui and seconded by Commissioner Ortiz for approval as amended.

**FAVOR: Sipes, Ortiz, Watson, Kamath, Hui, Barros, Whyte, Bustamante**  
**OPPOSE: None**

**MOTION CARRIED****Item #4**

**(Continued from 06/07/2022) ZONING CASE Z-2022-10700121 S (Council District 5):** A request a change in zoning from “R-4 MLOD-2 MLR-1 AHOD” Residential Single-Family 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 a Party House, Reception Hall, and Meeting Facilities on Lot 40, Block 33, NCB 8115, located at 1411 Brady Boulevard. Staff recommends approval. (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department).

Staff mailed 15 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and Westwood Square Neighborhood Association is in favor with conditions.



Amanda Ramirez, applicant, stated the purpose of this zoning request is to allow for a party house, reception hall meeting facility. She stated she has been working with the neighborhood to discuss her proposal and address any concerns.

**Public Comment**

Velma Pena, spoke in support.

**Rebuttal**

Amanda Ramirez, applicant, stated she would like to amend her zoning request to include “NA”. She is in agreement to no outdoor amplification and hours of operation being Monday through Thursday 11 am to 10 pm and Friday through Sunday 11 am to midnight. Also, screening, 6 foot fencing, would be established along the east and north sides of the subject property

**MOTION**

A motion was made by Commissioner Bustamante and seconded by Commissioner Watson for approval with the following conditions:

- no outdoor amplification
- hours of operation being Monday through Thursday 11 am to 10 pm and Friday through Sunday 11 am to midnight.
- screening, 6 foot fencing, would be established along the east and north sides of the subject property that abuts the residential properties.

**FAVOR: Sipes, Ortiz, Watson, Kamath, Hui, Barros, Whyte, Bustamante**

**OPPOSE: None**

**MOTION CARRIED****Item #5**

**ZONING CASE Z-2021-10700319 CD (Council District 7):** 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 and “RM-4 MLOD-2 MLR-2 AHOD” Residential Mixed 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 Outside Storage on Lot 58, Block H, NCB 8358, located at 1286 Bandera Road. Staff recommends denial. (Ann Benavidez, Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department).

Staff mailed 23 notices to property owners within 200 feet, 1 returned in favor, 0 returned in opposition, and no response from Donaldson Terrace or University Park.

Delaney Honaker, representative, stated after working closely with City Council and Zoning staff she would like formally to amend from “C-2” to “C-2NA”.

**No Public Comment**

**MOTION**

A motion was made by Commissioner Sipes and seconded by Commissioner Ortiz for approval as amended to “C-2NA”.

**FAVOR: Sipes, Ortiz, Watson, Kamath, Hui, Barros, Whyte, Bustamante**

**OPPOSE: None**

**MOTION CARRIED**

**Item #16**

**ZONING CASE Z-2022-10700133 (Council District 2):** A request for a change in zoning from “RM-6 H AHOD” Residential Mixed Historic Dignowity Hill Airport Hazard Overlay District and “R-4 H AHOD” Residential Single-Family Historic Dignowity Hill Airport Hazard Overlay District to “RM-5 H AHOD” Residential Mixed Historic Dignowity Hill Airport Hazard Overlay District on Lot 5 and Lot 6, and the west 57 feet of the north 52.9 feet of Lot 10, Block 25, NCB 512, located at 1012 North Cherry Street and 1014 North Cherry Street. Staff recommends denial. (Kellye Sanders, Senior Planner, (210) 207-2187, Kellye.Sanders@sanantonio.gov, Development Services Department).

Staff mailed 56 notices to property owners within 200 feet, 0 returned in favor, 9 returned in opposition, and Dignowity Hill Neighborhood Association is in favor. There were 8 notices received in opposition outside the 200-foot radius area and a non-registered Concerned Citizens of Dignowity Hill is in opposition.

Ricardo Turrubiates, representative stated the purpose of this request is to allow for one more unit on the lot. They are proposing to development 2 residential living units per lot. He stated they have been working with City staff and met with surrounding neighborhoods and neighborhood associations. This case has been presented to HDRC, Historic Design Review Committee, and have made a few changes to materials to meet HDRC requirements. He also stated that he submitted 12 letters in support, with 5 of those within 200 feet, along with support from the Dignowity Hill Neighborhood Association. Staff can confirm that the support letters received with the application were submitted for the HDRC case when the project originally had more dwelling units (8) than what is proposed with the rezoning (6).

**Voicemails**

Valerie Cortez, Concerned Citizens of Dignowity Hill, spoke in opposition.

Diana Daniels, spoke in favor.

**Rebuttal**

Ricardo Turrubiates, representative stated after presenting to HDRC, they have made the property changes to meet HDRC requirements. He stated he did speak with Valerie to further discuss their proposal and addressed her concerns.

**MOTION**

A motion was made by Commissioner Watson and seconded by Commissioner Ortiz for denial.

**FAVOR: Sipes, Ortiz, Watson, Kamath, Hui, Barros, Whyte, Bustamante**

**OPPOSE: None**

**MOTION CARRIED**

**Item #19**

**ZONING CASE Z-2022-10700139 (Council District 3):** A request for a change in zoning from “R-6 MLOD-3 MLR-2 AHOD” Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to “RM-4 MLOD-3 MLR-2 AHOD” Residential Mixed Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on the south 157.3 feet of Lot 19, Block 1, NCB 7522, located at 1672 Rigsby Avenue. Staff recommends denial, with an Alternate Recommendation. (Mirko Maravi, Planning Coordinator, (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department).

Staff mailed 23 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and no response from Pasadena Heights Neighborhood Association and Southeast Side Neighborhood Association.

Alan Neff, representative, stated the purpose of this request is to allow for development 4 residential units on the subject property.

**No Public Comment**

**MOTION**

A motion was made by Commissioner Sipes and seconded by Commissioner Watson for a continuance until July 5, 2022.

**FAVOR: Sipes, Ortiz, Watson, Kamath, Hui, Barros, Whyte, Bustamante**

**OPPOSE: None**

**MOTION CARRIED**

**Item #20**

**Minutes**

Consideration of June 7, 2022, Zoning Commission Minutes.

**MOTION**

A motion was made by Commissioner Whyte and seconded by Commissioner Ortiz for approve as presented.

**All voted in affirmative.**

**MOTION CARRIED**

Director's Report – No report at this time.

**Adjournment.**

There being no further business, the meeting was adjourned at 2:43 P.M.

APPROVED BY: \_\_\_\_\_ or \_\_\_\_\_  
John Bustamante, Chair

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

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