

City of San Antonio



Minutes

Zoning Commission

Development and Business Services

Center

1901 South Alamo

Tuesday, August 2, 2022

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.

**Work Session- 12:30 P.M.**

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.

**1:01 P. M. – Call to order**

**SeproTec Translators were present and available.**

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

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

**COMBINED CONSENT AGENDA:**

**Item #7**

**ZONING CASE Z-2022-10700169 (Council District 3):** A request for a change in zoning from "C-3NA MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, and "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 MLOD-2 MLR-2 AHOD" Low Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 148 and Lot 149, Block 16, NCB 11115, located at 344 Moursund Boulevard and 356 Moursund Boulevard. Staff recommends Approval. (Kellye Sanders, Senior Planner, 210-207-2187, Kellye.Sanders@sanantonio.gov, Development Services Department)

Staff mailed 22 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and no NA.

**No Public Comment****MOTION**

A motion for approval was made by Commissioner Barros and seconded by Commissioner Kamath.

**FAVOR: Sipes, Watson, Fuentes, Hui, Ortiz, Barros, Whyte, Lugalía-Hollon, Kamath**

**OPPOSE: None**

**MOTION CARRIED****Item #11**

**ZONING CASE Z-2022-10700177 CD (Council District 2):** A request for a change in zoning from "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District, "I-1 AHOD" General Industrial Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Truck Sales, Service, Maintenance and Storage on 4.93 acres of NCB 18226, located at 11670 Interstate Highway 10 East. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210)207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 6 notices to property owners within 200 feet, 1 returned in favor, 0 returned in opposition, and no NA.

**No Public Comment**

**MOTION**

A motion for continuance was made by Commissioner Barros and seconded by Commissioner Kamath.

**FAVOR: Sipes, Watson, Fuentes, Hui, Ortiz, Barros, Whyte, Lugalia-Hollon, Kamath**

**OPPOSE: None**

**MOTION CARRIED**

**Item #12**

ZONING CASE Z-2022-10700178 S (Council District 1): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Bingo Hall on 7.271 acres out of NCB 12025, located at 7142 San Pedro Avenue. Staff recommends Approval. (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff mailed 109 notices to property owners within 200 feet, 1 returned in favor, 2 returned in opposition; Shearer Hills/ Ridge View NA are in support.

**No Public Comment**

**MOTION**

A motion for approval was made by Commissioner Barros and seconded by Commissioner Kamath.

**FAVOR: Sipes, Watson, Fuentes, Hui, Ortiz, Barros, Whyte, Lugalia-Hollon, Kamath**

**OPPOSE: None**

**MOTION CARRIED**

**Item #14**

ZONING CASE Z-2022-10700181 (Council District 5): - 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 up to three (3) dwelling units on the east 45 feet of Lot 14, the east 50 feet of the west 66.8 feet of Lot 14, the west 16.8 feet of Lot 14, and Lot 15, NCB 2828, located at 230 Cassiano Street and 232 Cassiano Street. Staff recommends Approval. (Kellye Sanders, Senior Planner, 210-207-2187, Kellye.Sanders@sanantonio.gov, Development Services Department)

Staff mailed 20 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition,

Collins Garden NA is in Favor, outside 200 feet: Lone Star NA is in favor.

**No Public Comment**

**MOTION**

A motion for approval was made by Commissioner Barros and seconded by Commissioner Kamath.

**FAVOR: Sipes, Watson, Fuentes, Hui, Ortiz, Barros, Whyte, Lugalia-Hollon, Kamath**

**OPPOSE: None**

**MOTION CARRIED**

**Item #15**

ZONING CASE Z-2022-10700183 (Council District 1): A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and Construction Trades Contractor on Lot 2, Block 10, NCB 10382, located at 1917 El Monte Boulevard. 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, 0 returned in favor, 0 returned in opposition, Collins Garden NA is in Favor, outside 200 feet: Lone Star NA is in favor.

Staff mailed 18 notices to property owners within 200 feet, 2 returned in favor, 0 returned in opposition, and Dellview Area Neighborhood Association is in support.

**No Public Comment**

**MOTION**

A motion for approval was made by Commissioner Barros and seconded by Commissioner Kamath.

**FAVOR: Sipes, Watson, Fuentes, Hui, Ortiz, Barros, Whyte, Lugalia-Hollon, Kamath**

**OPPOSE: None**

**MOTION CARRIED**

**Item #16**

ZONING CASE Z-2022-10700184 (Council District 1): A request for a change in zoning from "C-3 RIO-2 AHOD" General Commercial River Improvement Overlay 2 Airport Hazard Overlay District to "C-3 IDZ RIO-2 AHOD" General Commercial Infill Development Zone Overlay River Improvement Overlay 2 Airport Hazard Overlay District on Lot 5, Lot 6, and Lot 7, Block A, NCB 7006, located at 125 West Grayson Street. Staff recommends Approval. (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff mailed 14 notices to property owners within 200 feet, 2 returned in favor, 0 returned in opposition, and Tobin Hill Community Association is in support.

**No Public Comment**

**MOTION**

A motion for approval was made by Commissioner Barros and seconded by Commissioner Kamath.

**FAVOR: Sipes, Watson, Fuentes, Hui, Ortiz, Barros, Whyte, Lugalia-Hollon, Kamath**

**OPPOSE: None**

**MOTION CARRIED**

**CONTINUANCE AGENDA**

**Item #3**

**ZONING CASE Z-2022-10700165(Council District 7): (Continued from 07/19/2022)**

A request for a change in zoning from "R-5 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-18 MLOD-2 MLR-2 AHOD" Limited Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 0.6 acres of NCB 11557, located at 1527 Hillcrest Drive. Staff recommends Approval. (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, 1 returned in opposition, and No response from Donaldson Terrace

**No Public Comment**

**MOTION**

A motion for continuance to be presented on September 6 ,2022 was made by Commissioner Sipes and seconded by Commissioner Fuentes.

**FAVOR: Sipes, Watson, Fuentes, Hui, Ortiz, Barros, Whyte, Lugalia-Hollon, Kamath**

**OPPOSE: None**

**MOTION CARRIED**

**Item #4**

**ZONING CASE Z-2022-10700138 (Council District 3):** A request for a change in zoning from "R-6 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Air Field Military

Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-1 MLOD-3 MLR-2 AHOD" Limited Intensity Infill Development Zone Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted up to seven (7) dwelling units on Lot 67, Block 6, NCB 7525, located at 237 Chickering Avenue. Staff recommends Denial, with an Alternate Recommendation. (Kellye Sanders, Senior Planner, 210-207-2187, Kellye.Sanders@sanantonio.gov, Development Services Department)

Staff mailed 45 notices to property owners within 200 feet, 0 returned in favor, 8 returned in opposition; outside 200 feet: 2 opposed, 0 in favor; Pasadena Heights NA is opposed

### **Public Comment**

Edward Fears, is opposed; waiting to present his comments.

Juan Zuniga, is opposed; will present his comments at a future time.

### **Voicemails**

Mary Feers, stands in opposition.

Roland Paez, stand in opposition.

### **MOTION**

A motion for continuance was made by Commissioner Whyte and seconded by Commissioner Ortiz

**FAVOR:** Sipes, Watson, Fuentes, Hui, Ortiz, Barros, Whyte, Lugalía-Hollon, Kamath

**OPPOSE:** None

### **MOTION CARRIED**

#### **Item #6**

ZONING CASE Z-2022-10700163 (Council District 1): A request for a change in zoning from "C-2 UC-5 AHOD" Commercial Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District, "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "R-6 UC-5 AHOD" Residential Single-Family Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District to "IDZ-2 UC-5 AHOD" Medium Intensity Infill Development Zone Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on Lot A, Lot B, Lot C, Lot D, Lot F, Lot 2B, Block 2, NCB 1714, located at 2200 McCullough Avenue. Staff recommends Approval. (Associated Plan Amendment PA-2022-11600076) (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff mailed 49 notices to property owners within 200 feet, 1 returned in favor, 2 returned in opposition; outside 200 feet: 2 opposed, Tobin Hill Community Association is in opposition and no response from

the Monte Vista Neighborhood Association.

**Public Comment**

John Hernandez, spoke in opposition.

**Voicemails**

Jason Whynn, stands in favor

**MOTION**

A motion for continuance was made by Commissioner Whyte and seconded by Commissioner Ortiz

**FAVOR: Sipes, Watson, Fuentes, Hui, Ortiz, Barros, Whyte, Lugalia-Hollon, Kamath**

**OPPOSE: None**

**MOTION CARRIED**

**Item #8**

ZONING CASE Z-2022-10700171 CD (Council District 1): A request for a change in zoning from "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Construction Trades Contractor on Lot 13, Block 2, NCB 8417, located at 232 Sherwood Drive. Staff recommends Denial. (Associated Zoning Case Z-2022-11600064) (Ann Benavidez, Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 20 notices to property owners within 200 feet, 2 returned in favor, 0 returned in opposition; No response from Los Angeles Heights NA.

**No Public Comment**

**MOTION**

A motion for continuance was made by Commissioner Whyte and seconded by Commissioner Ortiz

**FAVOR: Sipes, Watson, Fuentes, Hui, Ortiz, Barros, Whyte, Lugalia-Hollon, Kamath**

**OPPOSE: None**

**MOTION CARRIED**

**INDIVIDUAL CONSIDERATION**

**Item #1**

ZONING CASE Z-2022-10700143 S ERZD (Council District 9): - A request for a change in zoning from “C-3 MLOD-1 MLR-2 ERZD” General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Aquifer Recharge Zone District to “MF-65 S MLOD-1 MLR-2 ERZD” Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Aquifer Recharge Zone District with a Specific Use Authorization for Multi-Family up to sixty five (65) units per acre in the Edwards Recharge Zone District on 6.988 acres of NCB 15671, located at 1827 and 1903 North Loop 1604 East. Staff and SAWS recommend Approval. (Ann Benavidez, Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 12 notices to property owners within 200 feet, 1 returned in favor, 0 returned in opposition, and no NA.

**Saws Report**, Mike Escalante (Representative) recommends approval.

Applicant is present, Killen, Griffen & Fairmond, PLLC spoke on the proposal.

**No Public Comment**

**MOTION**

A motion was made by Commissioner Barros and seconded by Commissioner Whyte.

**FAVOR:** Sipes, Watson, Fuentes, Hui, Ortiz, Barros, Whyte, Lugalía-Hollon, Kamath

**OPPOSE:** None

**MOTION CARRIED**

**Item #2**

ZONING CASE Z-2022-10700155 (Council District 2): (Continued from 07/19/2022)

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 Airfield 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 Airfield Military Lighting Overlay Military Lighting Region 2 District on Lot 15, Block 12, NCB 6632, located at 1659 Gorman Street. Staff recommends Denial. (Kellye Sanders, Senior Planner, 210-207-2187, kellye.sanders@sanantonio.gov, Development Services Department)

Staff mailed 27 notices to property owners within 200 feet, 1 returned in favor, 0 returned in opposition; No response from Harvard Place/Eastlawn NA.

Applicant is present, Robert Delgado was present and spoke on item for rezoning.

**No Public Comment**

**MOTION**

A motion for continuance was made by Commissioner Watson and seconded by Commissioner Barros.

**FAVOR: Sipes, Watson, Fuentes, Hui, Ortiz, Barros, Whyte, Lugalia-Hollon, Kamath**

**OPPOSE: None**

**MOTION CARRIED**

**Item #5**

ZONING CASE Z-2022-10700149 (Council District 3): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MHP AHOD" Manufactured Housing Park Airport Hazard Overlay District on 34.19 acres of CB 5160 located at 9613 US Highway 181 North. Staff recommends Denial. (Associated Plan Amendment PA-2022-1160055) (Ann Benavidez, Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 21 notices to property owners within 200 feet, 0 returned in favor, 1 returned in opposition; outside 200 feet: 2 in favor, opposed; no NA.

Applicant, Patrick Kristensen was available for presentation.

**No Public Comment**

**MOTION**

A motion was made by Commissioner Fuentes and seconded by Commissioner Hui.

**FAVOR: Sipes, Watson, Fuentes, Hui, Ortiz, Barros, Whyte, Lugalia-Hollon, Kamath**

**OPPOSE: None**

**MOTION CARRIED**

**Item #9**

ZONING CASE Z-2022-10700175 CD (Council District 10): 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 Assisted Living Facility with no more than nine (9) residents on Lot 17, Block 6, NCB 16677, located at 5118 Campe Verde Drive. Staff recommends Denial. (Ann Benavidez, Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 33 notices to property owners within 200 feet, 12 returned in favor, 1 returned in opposition; no response from Valencia HOA.

Applicant, Loan Negrila was present and available.

**No Public Comment**

**Voicemails**

Jeremy Farmer, is in opposition.

**MOTION**

A motion for continuance was made by Commissioner Whyte and seconded by Commissioner Watson.

**FAVOR:** Sipes, Watson, Fuentes, Hui, Ortiz, Barros, Whyte, Lugalia-Hollon, Kamath

**OPPOSE:** None

**MOTION CARRIED**

**Item #10**

ZONING CASE Z-2022-10700176 (Council District 8): A request for a change in zoning from "R-6" Residential Single-Family District to "C-1" Light Commercial District Lot 41, NCB 18294 located at 8390 North Verde Drive. Staff recommends Denial. (Associated Plan Amendment PA-2022-11600061) (Ann Benavidez, Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department

Staff mailed 14 notices to property owners within 200 feet, 0 returned in favor, 5 returned in opposition; outside 200 feet: 38 opposed, 1 in favor; Verde Hills HOA is opposed (requesting 6-week continuance).

Applicant, Amir Namakforoosh was present and available.

**Public Comment**

Bob Crawford, is in opposition.

Rick Stagers, is in opposition.

Terril Fredrich, is in opposition.

Juanita Salinas, is in opposition.

Ernesto Valero, is in opposition.

Eileen Camarillo, is in opposition.

Noe Lopez Jr., is in opposition.

Lanny More, is in opposition.

**Voicemails**

Lorenzo Gonzales, is in opposition.

**Rebuttal**

Amir Namakforoosh, stated he would like to further address plane and work with his community.

**MOTION**

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

**FAVOR: Sipes, Watson, Fuentes, Hui, Ortiz, Barros, Whyte, Lugalía-Hollon, Kamath**

**OPPOSE: None**

**MOTION CARRIED**

**Item #13**

ZONING CASE Z-2022-10700179 CD (Council District 1): A request for a change in zoning from "R-4 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 three (3) dwelling units on Lot 6, Block 2, NCB 755, located at 417 Warren Street. Staff recommends Approval. (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)  
Staff mailed 14 notices to property owners within 200 feet, 0 returned in favor, 5 returned in opposition; outside 200 feet: 38 opposed, 1 in favor; Verde Hills HOA is opposed (requesting 6-week continuance).

**No Public Comment**

**MOTION**

A motion for approval as revised to a green site plan was made by Commissioner Lugalía-Hollon and seconded by Commissioner Fuentes.

**FAVOR: Sipes, Watson, Fuentes, Hui, Ortiz, Barros, Whyte, Lugalía-Hollon, Kamath**

**OPPOSE: None**

**MOTION CARRIED**

**Approval of Minutes**

Consideration of July 5, 2022, Zoning Commission Minutes.

**MOTION**

A motion was made by Commissioner Whyte and seconded by Commissioner Watson for approval as presented.

**All voted in affirmative.**

**Abstain:**

**MOTION CARRIED**

Director's Report – No report at this time.

**Adjournment.**

There being no further business, the meeting was adjourned at 3:17 P.M.

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

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

ATTESTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

\_\_\_\_\_

Melissa Ramirez, Assistant Director

