

City of San Antonio



MINUTES

Zoning Commission

Development and Business Services

Center

1901 South Alamo

Tuesday, December 20, 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.

**12:30 PM Work Session:** 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 PM – Call to order**

**SeproTec Translators were present.**

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

**Absent:** Kamath

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

**COMBINED HEARING 1**

**Item #4**

**ZONING CASE Z-2022-10700305 CD** (Council District 2): Continued from 12/06/2022

A request for a change in zoning from "RM-4 HL AHOD" Residential Mixed Historic Landmark Airport Hazard Overlay District to "RM-4 CD HL AHOD" Residential Mixed Historic Landmark Airport Hazard Overlay District with a Conditional Use for Performing Arts Studio on Lot 9 and

Lot 18, Block B, NCB 632 located at 230 Cactus Street. Staff recommends Approval. (Adolfo Gonzalez, Zoning Planner, 210-207-5407, [adolfo.gonzalez@sanantonio.gov](mailto:adolfo.gonzalez@sanantonio.gov), Development Services Department)

Staff mailed 53 notices to property owners within 200 feet, 0 returned in favor, 1 returned in opposition; Denver Heights Neighborhood Association is in support.

**No Public Comment**

- Motion:** Commissioner Sipes to approve item as presented
- Second:** Commissioner Fuentes
- In Favor:** Unanimous
- Opposed:** None

**MOTION PASSES**

**Item #5**

**ZONING CASE Z-2022-10700312 (Council District 5):** Continued from 12/06/2022

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 "RM-4 MLOD-2 MLR-1 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 4A, save and except the North 5.03 feet of Lot 4A (0.018 acres), NCB 11316, located at 2950 Weir Avenue. Staff recommends Approval. (Elizabeth Steward, Zoning Planner, (210) 207-5550, [elizabeth.steward@sanantonio.gov](mailto:elizabeth.steward@sanantonio.gov), Development Services Department)

Staff mailed 8 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no response from Thompson Neighborhood Association.

Applicant, Patrick Christensen amends to R-4 (requires a plan amendment) at podium.

**No Public Comment**

- Motion:** Commissioner Sipes to approve item as amended
- Second:** Commissioner Fuentes
- In Favor:** Unanimous
- Opposed:** None

**MOTION PASSES**

**Item #8**

**ZONING CASE Z-2022-10700314 (Council District 6):** 12/20/2022

A request for a change in zoning from "C-3" General Commercial District to "C-3 S" General Commercial District with a Specific Use Authorization for Helistop on 0.406 acres out of NCB 17634, generally located at the 3000 block of West Loop 1604 North. Staff recommends Approval. (Kellye Sanders, Planning Coordinator, 210-207-2187, [Kellye.Sanders@sanantonio.gov](mailto:Kellye.Sanders@sanantonio.gov))

Staff mailed 2 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no registered Neighborhood Association.

**No Public Comment**

- Motion:** Commissioner Sipes to approve item as presented
- Second:** Commissioner Fuentes
- In Favor:** Unanimous
- Opposed:** None

**MOTION PASSES**

**Item #9**

**ZONING CASE Z-2022-10700316 (Council District 2):** 12/20/2022

A request for a change in zoning from "R-4 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "RM-4 MLOD-3 MLR-2" Residential Mixed Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on 2.721 acres out of NCB 10319, located at 2006 and 2018 Rigsby Avenue. Staff recommends Approval. (Adolfo Gonzalez, Zoning Planner, (210) 207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department)

Staff mailed 30 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no response from Comanche Community Southeast Side Neighborhood Association.

**No Public Comment**

- Motion:** Commissioner Sipes to approve item as presented
- Second:** Commissioner Fuentes
- In Favor:** Unanimous
- Opposed:** None

**MOTION PASSES**

**Item #14**

**ZONING CASE Z-2022-10700323 (Council District 4):** 12/20/2022

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 and "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "MF-33 MLOD-2 MLR-1 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot P-37J, NCB 15269, generally located at 5000 block of Old Pearsall Road. Staff recommends Approval. (Camryn Blackmon, Zoning Planner, (210) 207-0197, Camryn.Blackmon@sanantonio.gov, Development Services Department)

Staff mailed 51 notices to property owners within 200 feet, 0 returned in favor, 1 returned in opposition; no response from People Active in Community Effort Neighborhood Association

**No Public Comment**

**Motion:** Commissioner Sipes to approve item as presented  
**Second:** Commissioner Fuentes  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES**

**Item #16**

**ZONING CASE Z-2022-10700325 (Council District 2): 12/20/2022**

A request for a change in zoning from "C-2 MLOD-3 MLR-1 AHOD" Commercial Martindale Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "NP-10 MLOD-3 MLR-1 AHOD" Neighborhood Preservation Martindale Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "I-2 MLOD-3 MLR-1 AHOD" Heavy Industrial Martindale Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 331.126 acres out of NCB 17994, generally located at 1400 block of South FM 1516 and 7810 East Interstate Highway 10. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2022-11600116) (Adolfo Gonzalez, Planner, 210-207-5407, [adolfo.gonzalez@sanantonio.gov](mailto:adolfo.gonzalez@sanantonio.gov), Development Services Department).

Staff mailed 22 notices to property owners within 200 feet, 1 returned in favor, 1 returned in opposition; no registered Neighborhood Association; outside 200': 1 in favor.

**No Public Comment**

**Motion:** Commissioner Sipes to approve item as presented  
**Second:** Commissioner Fuentes  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES**

**Item #17**

**ZONING CASE Z-2022-10700330 (Council District 4): 12/20/2022**

A request for 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 "I-1 MLOD-2 MLR-1 AHOD" Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 11.143 acres of NCB 11295, located at 8501 Somerset Road. Staff recommends Approval. (Kellye Sanders, Planning Coordinator, 210-207-2187, [Kellye.Sanders@sanantonio.gov](mailto:Kellye.Sanders@sanantonio.gov))

Staff mailed 6 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no registered Neighborhood Association.

**No Public Comment**

**Motion:** Commissioner Sipes to approve item as presented  
**Second:** Commissioner Fuentes  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES**

**CONTINUANCE HEARING TO 1/17/2023**

**Item #3**

**ZONING CASE Z-2022-10700297 (Council District 2):** Continued from 11/15/2022

A request for a change in zoning from "I-2 EP-1 MLOD-3 MLR-2 AHOD" Heavy Industrial Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 EP-1 MLOD-3 MLR-2 AHOD" Medium Intensity Infill Development Zone Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for Fourteen (14) Dwelling Units on 0.691 acres out of NCB 1244, located at 102 Hines Street and 900 Larry Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600101) (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff mailed 42 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; Harvard Place Eastlawn Neighborhood Association is in opposition

**No Public Comment**

**Motion:** Commissioner Sipes to approve item as presented for continuance to January 17, 2023.  
**Second:** Commissioner Ortiz  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES**

**Item #12**

**ZONING CASE Z-2022-10700320 (Council District 5):** 12/20/2022

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 "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 three (3) dwelling units on the south 78 feet of Lot 39, Block B, NCB 2874 and the south 62 feet of Lot 38, Block B, NCB 2874, save and except 12.5 square feet, located at 143 Forrest Avenue and 145 Forrest Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600111) (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 49 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition;

Collins Garden Neighborhood Association is opposed.

**No Public Comment**

- Motion:** Commissioner Sipes to approve item as presented for continuance to January 17, 2023
- Second:** Commissioner Ortiz
- In Favor:** Unanimous
- Opposed:** None

**MOTION PASSES**

**Item #15**

**ZONING CASE Z-2022-10700324 (Council District 6): 12/20/2022**

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 to "MXD MLOD-2 MLR-2 AHOD" Mixed Use Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with maximum density of fifty (50) dwelling units per acre on Lot P-26A, NCB 15329, generally located in the 600 block of Richland Hills Drive. Staff recommends Approval. (Associated Plan Amendment PA-2022-11600113) (Camryn Blackmon, Zoning Planner, (210) 207-0197, Camryn.Blackmon@sanantonio.gov, Development Services Department)

Staff mailed 9 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no registered neighborhood association in the area.

**No Public Comment**

- Motion:** Commissioner Sipes to approve item as presented for continuance to January 17, 2023
- Second:** Commissioner Ortiz
- In Favor:** Unanimous
- Opposed:** None

**MOTION PASSES**

**Item #7**

**ZONING CASE Z-2022-10700313 (Council District 6): 12/20/2022**

A request for a change in zoning from "R-6" Residential Single-Family District to "C-3NA" General Commercial Nonalcoholic Sales District on 1.3 acres out of NCB 17639, located at 5679 and 5745 Easterling Drive. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment PA-2022-11600106) (Elizabeth Steward, Zoning Planner, (210) 207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff mailed 17 notices to property owners within 200 feet, 5 returned in favor, 1 returned in opposition; 25 in favor outside 200 feet, there is no registered neighborhood association.

Applicant’s representative, Bobby Herrera amends to C-2 NA at podium.  
Applicant, Brittany Lopez is present.

**Public Comment**

Becky Flores Perez is in opposition and is requesting continuance.  
Jan Wells is in opposition.  
Michael Stump is in opposition and is requesting continuance.  
Elizabeth Lopez, is in favor.  
Arturo Lopez, is in favor.

Commissioner Greathouse steps out at 1:27 P.M.  
Commissioner Greathouse enters at 1:41 P.M.  
Chair Bustamante excuses himself at 2:01 P.M.

**Rebuttal**

Brittany Lopez amends lots 8-12 to C-2 NA.

**Motion:** Chair Sipes to approve item as presented for continuance to January 17, 2023  
**Second:** Commissioner Watson  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES**

**Item #10**

**ZONING CASE Z-2022-10700317 (Council District 3):** 12/20/2022

A request for a change in zoning from "R-6 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2NA MLOD-3 MLR-2 AHOD" Commercial Nonalcoholic Sales Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on the south 157.3 feet of Lot 22, Block 1, NCB 7522 located at 1686 Rigsby Avenue. Staff recommends Denial, with an Alternate Recommendation. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 30 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no response from Pasedena Heights Neighborhood Association or Southeast Side Neighborhood Association.

Chair Bustamante enters at 2:10 P.M.  
Commissioner Watson steps out at 2:10 P.M.  
Commissioner Watson enters at 2:13 P.M.

Applicant, Gerardo Gomez is present and requests a continuance and amends to C1-CD with conditional use auto glass tinting.

**No Public Comment**

**Motion:** Commissioner Fuentes to approve item as presented for continuance to January 17, 2023  
**Second:** Commissioner Hui  
**In Favor:** Unanimous  
**Opposed:** None  
**Abstain:** Commissioner Bustamante

**MOTION PASSES**

**INDIVIDUAL HEARING**

**Item #11**

**ZONING CASE Z-2022-10700319 (Council District 3): 12/20/2022**

A request for a change in zoning from "O-2 MLOD-3 MLR-2" High-Rise Office Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "C-2 MLOD-3 MLR-2" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on Lot 22, NCB 13575, located at 4045 East Southcross Boulevard. Staff recommends Approval. (Elizabeth Steward, Zoning 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, 1 returned in opposition; no response from Pecan Valley Neighborhood Association”

Applicant, Anthony Myers is present.

**Public Comment**

Dr. Norman Kelley is in opposition.

**Rebuttal**

Anthony Myers amends at podium to C2-NA.

**Motion:** Commissioner Fuentes to approve item as amended  
**Second:** Commissioner Whyte  
**In Favor:** Unanimous  
**Opposed:** None  
**Abstain:** Commissioner Watson

**MOTION PASSES**

**Item #13**

**ZONING CASE Z-2022-10700322 (Council District 5): 12/20/2022**

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 "NC MLOD-2 MLR-2 AHOD" Neighborhood Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 0.157 acres out of NCB 8965, located at 815 Brighton Avenue. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment PA-2022-11600112) (Ann Benavidez, Zoning Planner, (210) 207-

8208, ann.benavidez@sanantonio.gov, Development Services Department)

24 total notices sent; 10 in favor, 1 in opposition; No registered Neighborhood Association; Outside 200': 16 in favor, 1 opposed.

Applicant, Ashley Fairmond with Killen, Griffin & Farrimond.

**No Public Comment**

**Motion:** Chair Bustamante to approve item as presented  
**Second:** Commissioner Watson  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES**

**RECESS 2:30 P.M.**  
**BACK IN SESSION 2:38 P.M.**

**Item #6**

**ZONING CASE Z-2022-10700256 (Council District 1): 12/20/2022**

A request for a change in zoning from "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "O-1.5" Mid-Rise Office District, "MF-40" Multi-Family District, and "C-2" Commercial District, "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District, "I-1 AHOD" General Industrial Airport Hazard Overlay District and "C-3 NA UC-4 AHOD" General Commercial Nonalcoholic Sales North St. Mary's Street Urban Corridor Airport Hazard Overlay District to "IDZ-3 UC-4 AHOD" High Intensity Infill Development Zone North St. Mary's Street Urban Corridor Airport Hazard Overlay District with uses permitted for "C-2" Commercial District, one thousand (1,000) dwelling units, Bar/Tavern and "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for "C-2" Commercial District, one thousand (1,000) dwelling units, Bar/Tavern on the south 142.5 feet of Lot 7 and Lot 8, Lot 17, Lot 19, Block 2, NCB 3027, 0.49 acres out of NCB 3027, 0.66 acres out of NCB 3027, the north 48.3 feet of the south 96.6 feet of Lot 11, the north 48.3 feet of Lot 11, the north 41.3 feet of the south 48.3 feet of Lot 11, Lot 12, and Lot 20, Block 2, NCB 3027, 0.940 acres out of NCB 3028, 0.96 acres out of NCB A-2, and 0.632 acres out of NCB 6859, generally located in the 200 block of West Josephine Street. Staff recommends Denial. (Associated Plan Amendment PA-2022-11600091) (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 89 notices to property owners within 200 feet, 2 returned in favor, 0 returned in opposition; Tobin Hill Community Association is in favor, Tobin Hill Neighborhood Association is in favor (unregistered NA); Outside 200': 1 opposed.

Applicant Patrick Christensen is present.

**No Public Comment**

**Motion:** Commissioner Greathouse to approve item as presented  
**Second:** Commissioner Barros  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES**

**Minutes**

Consideration and approval of December 6, 2022 Zoning Commission Minutes.

**Motion:** Commissioner Sipes to approve minutes as amended.  
**Second:** Commissioner Watson  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES**

**Director's Report** – No report at this time.

**Adjournment.**

There being no further business, the meeting was adjourned at 2:56 P.M.

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

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

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