

City of San Antonio



MINUTES

Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, June 18, 2023

1:05 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.

1:05 PM – Call to order

SeproTec Translators were present.

ROLL CALL: Present: Sipes, Fuentes, Reyes, Ortiz, Barros, Nix, Watson,
Greathouse, Hui

Absent: Bustamante

**THE FOLLOWING ITEMS WILL NOT BE CONSIDERED AT ANY TIME DURING
THE REGULAR ZONING COMMISSION MEETING:**

Item 24

Z-2023-10700139

Withdrawn

Public Hearing and Consideration of the following Cases:

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

COMBINED HEARING 1

Item #6

ZONING CASE Z-2023-10700071 S (Council District 8): 07/18/2023

A request for a change in zoning from "C-2" Commercial District to "C-2 S" Commercial District with a Specific Use Authorization for Bar and/or Tavern Without Cover Charge 3 or More Days Per Week on Lot 6, Block 2, NCB 16957, located at 11115 Wurzbach Road. Staff recommends Approval. (Kellye Sanders, Planning Coordinator, 210-207-2187, kellye.sanders@sanantonio.gov, Development Services Department)

Staff mailed 176 notices to property owners within 200 feet, 10 returned in favor, 22 returned in opposition; no registered Neighborhood Association within 200 feet; outside 200 feet 3 in favor.

Voicemails

- Sidney Hipp, is in opposition.
- Ventura Gonzalez, is in opposition.

No Public Comment

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

MOTION PASSES

Item #12

ZONING CASE Z-2023-10700120 (Council District 3): 07/18/2023

A request for a change in zoning from "R-5 MLOD-3 MLR-1" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District to "C-3 MLOD-3 MLR-1" General Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District on 0.552 acres out of NCB 12910, located at 2443 Southeast Loop 410. Staff recommends Approval. (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department)

Staff mailed 22 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no response from Jupe Manor Neighborhood Association.

No Public Comment

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

MOTION PASSES**Item #13****ZONING CASE Z-2023-10700126 S (Council District 3): 07/18/2023**

A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with Specific Use Authorization for Truck Repair and Maintenance on 10.588 acres out of NCB 10881, located at 8000 Southeast Loop 410. Staff recommends Approval. (Elizabeth Steward, Zoning Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff mailed 7 notices to property owners within 200 feet, 1 returned in favor, 0 returned in opposition; no registered Neighborhood Association within 200 feet.

No Public Comment

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

MOTION PASSES**Item #15****ZONING CASE Z-2023-10700128 (Council District 5): 07/18/2023**

A request for a change in zoning from "I-1 MLOD-2 MLR-1 AHOD" General Industrial 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 the south 50 feet of Lot 47, NCB 11304, located at 1831 Quintana Road. Staff recommends Approval. (Associated Plan Amendment PA-2023-11600031) (Adolfo Gonzalez, Zoning Planner, 210-207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department)

Staff mailed 27 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no registered response from Quintana Community Neighborhood Association.

No Public Comment

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

MOTION PASSES**Item #16****ZONING CASE Z-2023-10700129 CD (Council District 2): 07/18/2023**

A request for a change in zoning from "RM-4 CD H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District with a Conditional Use for a Professional Office to "RM-4 CD H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District with a Conditional Use for a Studio - Fine or Performing Arts on Lot 3, Block 15A, NCB 576, located at 1512 East Houston Street. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 36 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no response from Dignowity Neighborhood Association Neighborhood Association.

Public Comment

- Christian Pesce, is in opposition.

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

MOTION PASSES**Item #17****ZONING CASE Z-2023-10700130 S (Council District 2): 07/18/2023**

A request for a change in zoning from "RM-4 HL MLOD-3 MLR-2 AHOD" Residential Mixed Historic Landmark Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "RM-4 S HL MLOD-3 MLR-2 AHOD" Residential Mixed Historic Landmark Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for Child Care Facility on 2.661 acres out of NCB 1510, generally located in the 500 block of South New Braunfels Avenue. Staff recommends Approval. (Adolfo Gonzalez, Zoning Planner, 210-207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department)

Staff mailed 39 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; Denver Heights Neighborhood Association Neighborhood Association is in support.

No Public Comment

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

MOTION PASSES**Item #18****ZONING CASE Z-2023-10700131 (Council District 4): 07/18/2023**

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

"MF-18 MLOD-2 MLR-2 AHOD" Limited Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 2.51 acres out of NCB 11138, located at 1507 West Villaret Boulevard. Staff recommends Approval. (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department)

Staff mailed 7 notices to property owners within 200 feet, 1 returned in favor, 0 returned in opposition; no registered Neighborhood Association within 200 feet.

No Public Comment

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

MOTION PASSES

Item #21

ZONING CASE Z-2023-10700136 CD (Council District 8): 07/18/2023

A request for a change in zoning from "R-20 MSAO-1 MLOD-1 MLR-1" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District to "R-20 CD MSAO-1 MLOD-1 MLR-1" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District with a Conditional Use for Assisted Living Facility with up to sixteen (16) residents on the south 295 feet of the west 135.4 feet of Lot 13, NCB 35733, located at 7095 Heuermann 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; no registered Neighborhood Association within 200 feet.

Public Comment

- Lance Gepper, is in support.

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

MOTION PASSES

Item #23

ZONING CASE Z-2023-10700138 CD (Council District 10): 07/18/2023

A request for a change in zoning from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Office Warehouse (Flex Space) on Lot 10, Block 5,

NCB 17762, generally located in the 4600 block of North Stahl Park. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2023-11600039) (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 28 notices to property owners within 200 feet, 1 returned in favor, 0 returned in opposition; Pepperidge Neighborhood Association is in support with conditions.

No Public Comment

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

MOTION PASSES

Item #27

ZONING CASE Z-2023-10700143 S (Council District 3): 07/18/2023

A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "I-1 S AHOD" General Industrial Airport Hazard Overlay District with a Specific Use Authorization for Metal Products - Fabrication on 11.055 acres out of NCB 10879, located at 3667 Global Way. Staff recommends Approval. (Kellye Sanders, Planning Coordinator, kellye.sanders@sanantonio.gov, 210-207-2187, 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 within 200 feet.

No Public Comment

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

MOTION PASSES

Item #28

ZONING CASE Z-2023-10700144 (Council District 2): 07/18/2023

A request for a change in zoning from "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 4.27 acres out of NCB 18226 and CB 5083, located at 11222 Interstate Highway 10 East. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2023-11600037) (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 8 notices to property owners within 200 feet, 1 returned in favor, 0 returned in opposition; no registered Neighborhood Association within 200 feet.

No Public Comment

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

MOTION PASSES

Item #30

ZONING CASE Z-2023-10700148 (Council District 3): 07/18/2023

A request for a change in zoning from "RP" Resource Protection District and "RP AHOD" Resource Protection Airport Hazard Overlay District to "FR" Farm and Ranch District and "FR AHOD" Farm and Ranch Airport Hazard Overlay District on 108.64 acres out of CB 4180, located at 7983 Neal Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2023-11600038) (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department)

Staff mailed 8 notices to property owners within 200 feet, 1 returned in favor, 0 returned in opposition; no registered Neighborhood Association within 200 feet.

No Public Comment

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

MOTION PASSES

Item #31

ZONING CASE Z-2023-10700151 (Council District 5): 07/18/2023

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 and "C-2 MLOD-2 MLR-2 AHOD" Commercial 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 for eight (8) dwelling units on Lots 1-2 and Lots 12-13, Block 11, NCB 2250, located at 3034 West Salinas Street. Staff recommends Approval. (Kellye Sanders, Planning Coordinator, 210-207-2187, kellye.sanders@sanantonio.gov, Development Services Department)

Staff mailed 55 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no response from Prospect Hill Neighborhood Association.

No Public Comment

Patick Christensen, amends item at the podium to rezoning lots 1 and 2 which is currently commercial to the IDZ request.

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

MOTION PASSES**Item #32****ZONING CASE Z-2023-10700154 (Council District 3): 07/18/2023**

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 "RM-4 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lots 18-20, and the west 15 feet of Lot 21, NCB 6716, located at 205 Odis Street. Staff recommends Approval. (Elizabeth Steward, Zoning Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff mailed 31 notices to property owners within 200 feet, 0 returned in favor, 1 returned in opposition; Lone Star Hill Neighborhood Association is in support.

Voicemails

- Jeff Heller, is in opposition.

No Public Comment

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

MOTION PASSES**CONTINUANCE HEARING TO 08/01/2023****Item #2****ZONING CASE Z-2023-10700067 (Council District 1): Continued from 06/20/2023**

A request for a change in zoning from "R-6 UC-5 AHOD" Residential Single-Family Main Avenue/McCullough Avenue Urban Corridor Overlay Airport Hazard Overlay District to "IDZ-1 UC-5 AHOD" Limited Intensity Infill Development Zone Main Avenue/McCullough Avenue Urban Corridor Overlay Airport Hazard Overlay District with uses permitted in "NC" Neighborhood Commercial District and three (3) dwelling units on Lot 4, Block 8, NCB 2989, located at 311 East Ashby Place. Staff recommends Approval. (Adolfo Gonzalez, Zoning Planner, 210-207-5407,

adolfo.gonzalez@sanantonio.gov, Development Services Department)

Staff mailed 41 notices to property owners within 200 feet, 1 returned in favor, 1 returned in opposition; Tobin Hill Neighborhood Association and Monte Vista Neighborhood association are in opposition.

No Public Comment

Voicemails

- Cecila Osherow, is in opposition.
- Tony Garcia, is in opposition.

Motion: Commissioner Greathouse to approve item for continuance to August 1, 2023

Second: Commissioner Watson

In Favor: Unanimous

Opposed: None

MOTION PASSES

Item #8

ZONING CASE Z-2023-10700098 CD (Council District 5): 07/18/2023

A request for a change in zoning from "R-4 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 to "R-4 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 four (4) dwelling units on Lots 32-34, Block 3, NCB 8540, located at 243 Moraima Street. Staff recommends Approval. (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department)

Staff mailed 66 notices to property owners within 200 feet, 0 returned in favor, 5 returned in opposition; Los Jardines Neighborhood Association is in support; 1 in opposition outside 200 feet

Public Comment

- Emma Llanas, is in opposition.

Voicemails

- Brenda Travieso, is in opposition.

Motion: Commissioner Greathouse to approve item for continuance to August 1, 2023

Second: Commissioner Watson

In Favor: Unanimous

Opposed: None

MOTION PASSES

Item #9

ZONING CASE Z-2023-10700101 (Council District 1): 07/18/2023

A request for a change in zoning from "IDZ RIO-2 AHOD" Infill Development Zone River Improvement Overlay 2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "MF-50" Multi-Family District to "IDZ-3 RIO-2 AHOD" High Intensity Infill Development Zone River Improvement Overlay 2 Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District and "MF-50" Multi-Family District on Lots 1 and 2, Block 17, NCB 974, located at 218 East Josephine Street. Staff recommends Approval. (Adolfo Gonzalez, Zoning Planner, 210-207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department)

Staff mailed 16 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; Tobin Hill Community Neighborhood Association is in support.

No Public Comment

Motion: Commissioner Greathouse to approve item for continuance to August 1, 2023
Second: Commissioner Watson
In Favor: Unanimous
Opposed: None

MOTION PASSES**Item #25****ZONING CASE Z-2023-10700140 (Council District 1): 07/18/2023**

A request for a change in zoning from "R-6 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 1, Block 7, NCB 2045, located at 247 Princeton Avenue. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 34 notices to property owners within 200 feet, 0 returned in favor, 1 returned in opposition; no response from Uptown Neighborhood Association.

No Public Comment

Motion: Commissioner Greathouse to approve item for continuance to August 1, 2023
Second: Commissioner Watson
In Favor: Unanimous
Opposed: None

MOTION PASSES

Commissioner Nix Joined the meeting at 1:25 P.M.

Item #29**ZONING CASE Z-2023-10700145 (Council District 4): 07/18/2023**

A request for a change in zoning from "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland

Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for Auto and Light Truck Repair to "RM-4 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 2, Block 43, NCB 19300, located at 9927 Westover Bluff. Staff recommends Approval. (Mark Chavez, Planner, (210) 207-7395, mark.chavez@sanantonio.gov, Development Services Department)

Staff mailed 20 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no Neighborhood Association within 200 feet.

No Public Comment

Motion: Commissioner Greathouse to approve item for continuance to August 1, 2023
Second: Commissioner Watson
In Favor: Unanimous
Opposed: None

MOTION PASSES

CONTINUANCE HEARING TO 08/15/2023

Item #4

ZONING CASE Z-2023-10700108 CD (Council District 7): Continued from 06/20/2023

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 "R-5 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units on Lot 38, Block B, NCB 11514, located at 4119 Willard Drive. Staff recommends Approval. (Elizabeth Steward, Zoning Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff mailed 10 notices to property owners within 200 feet, 1 returned in favor, 0 returned in opposition; no response from University Park Neighborhood Association (within 200 feet); 3 in favor outside 200 feet.

No Public Comment

Motion: Commissioner Greathouse to approve item for continuance to August 15, 2023
Second: Commissioner Watson
In Favor: Unanimous
Opposed: None

MOTION PASSES

CONTINUANCE HEARING TO 09/05/2023**Item #5****ZONING CASE Z-2023-10700038 CD (Council District 7): 07/18/2023**

A request for a change in zoning from "R-6 UC-3 AHOD" Residential Single-Family Fredericksburg Road Urban Corridor Overlay Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 CD UC-3 AHOD" Residential Single-Family Fredericksburg Road Urban Corridor Overlay Airport Hazard Overlay District with a Conditional Use for Professional Office and "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Professional Office on Lot 40, Block 34, NCB 1936, located at 1718 West Gramercy Place. Staff recommends Approval. (Adolfo Gonzalez, Zoning Planner, 210-207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department)

Staff mailed 27 notices to property owners within 200 feet, 0 returned in favor, 1 returned in opposition; no response from Jefferson & Woodlawn Lake Neighborhood Association.

Voicemails

- Sylvia Longoria, is in opposition.

No Public Comment

Motion: Commissioner Greathouse to approve item for continuance to September 5, 2023
Second: Commissioner Fuentes
In Favor: Unanimous
Opposed: None

MOTION PASSES**Item #7****ZONING CASE Z-2023-10700078 (Council District 3): 07/18/2023**

A request for a change in zoning from "R-6 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "IDZ-2 MLOD-3 MLR-2" Medium Intensity Infill Development Zone Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District with uses permitted for thirty (30) dwelling units on Lot 57E, Block 7, NCB 7524 and Lot 6 and 7, Block 5, NCB 7526, located at 327 Chickering Avenue. Staff recommends Denial, with Alternate Recommendation. (Associated Plan Amendment PA-2023-11600022) (Elizabeth Steward, Zoning Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff mailed 27 notices to property owners within 200 feet, 0 returned in favor, 1 returned in opposition; no response from Jefferson & Woodlawn Lake Neighborhood Association.

No Public Comment

Motion: Commissioner Greathouse to approve item for continuance to September 5, 2023
Second: Commissioner Fuentes

In Favor: Unanimous
Opposed: None

MOTION PASSES

Item #20

ZONING CASE Z-2023-10700134 (Council District 3): 07/18/2023

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 six (6) dwelling units on Lots 316 and 317, NCB 8728, located at 239 McCauley Boulevard. Staff recommends Denial, with Alternate Recommendation. (Associated Plan Amendment PA-2023-11600032) (Adolfo Gonzalez, Zoning Planner, 210-207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department)

Staff mailed 32 notices to property owners within 200 feet, 2 in favor outside 200 feet, 8 returned in favor, 1 returned in opposition; Harlandale-McCollum Neighborhood Association are in favor.

Public Comment

- Irene Perez, is in opposition.

Motion: Commissioner Greathouse to approve item for continuance to September 5, 2023
Second: Commissioner Fuentes
In Favor: Unanimous
Opposed: None

MOTION PASSES

CONTINUANCE HEARING TO 09/19/2023

Item #1

ZONING CASE Z-2022-10700029 (Council District 4): Continued from 06/20/2023

A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on 34.506 acres out of CB 4296, located at 15895 South State Highway 16. Staff recommends Denial. (Associated Plan Amendment PA-2022-11600120) (Camryn Blackmon, Zoning Planner, (210) 207-0197, Camryn.Blackmon@sanantonio.gov, Development Services)

Staff mailed 82 notices to property owners within 200 feet, 2 in favor, 0 returned in opposition; no registered Neighborhood Association

No Public Comment

Motion: Commissioner Reyes to approve item for continuance to September 19, 2023
Second: Commissioner Fuentes
In Favor: Unanimous

Opposed: None

MOTION PASSES

1:45 P.M. Commissioner Greathouse exits Board Room

Item #22

ZONING CASE Z-2023-10700137 (Council District 1): 07/18/2023

A request for a change in zoning from "RM-4 UC-4 AHOD" Residential Mixed North St. Mary's Street Urban Corridor Airport Hazard Overlay District to "IDZ-2 UC-4 AHOD" Medium Intensity Infill Development Zone North St. Mary's Street Urban Corridor Airport Hazard Overlay District with uses permitted for eight (8) dwelling units on the north 60 feet of the south 114.6 feet of Lots 1 and 2, the south 54.6 feet of Lots 1 and 2, and the north 7.9 feet of Lots 7 and 8, Block 5, NCB 831, located at 314 and 316 McLane Street. Staff recommends Approval. (Mark Chavez, Planner, (210) 207-7395, Mark.Chavez@Sanantonio.Gov, Development Services Department)

Staff mailed 19 notices to property owners within 200 feet, 0 in favor, 0 returned in opposition; Tobin Hill Community Neighborhood Association did not respond.

No Public Comment

Motion: Commissioner Reyes to approve item for continuance to August 1, 2023

Second: Commissioner Watson

In Favor: Unanimous

Recused: Greathouse

Opposed: None

MOTION PASSES

Item #19

ZONING CASE Z-2023-10700132 (Council District 4): 07/18/2023

A request for a change in zoning from "R-5 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 5.767 acres and "BP MLOD-2 MLR-1 AHOD" Business Park Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 8.901 acres, on 14.668 acres out of NCB 15248, generally located in the 6500 block of Old Pearsall Road. Staff recommends Approval for the requested "C-3" on 5.767 acres on the northeast side of Excellence Drive. Staff recommends Denial, with Alternate Recommendation for the requested "BP" on 8.901 acres on the southwest side of Excellence Drive. (Associated Plan Amendment PA-2023-11600030) (Elizabeth Steward, Zoning Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff mailed 37 notices to property owners within 200 feet, 5 in favor, 2 returned in opposition; no registered Neighborhood Association within 200 feet.

No Public Comment

Motion: Commissioner Reyes to approve item for continuance to August 15, 2023
Second: Commissioner Watson
In Favor: Unanimous
Opposed: None

MOTION PASSES

1:49 P.M. Commissioner Greathouse enter the Board Room

INDIVIDUAL HEARING

Item #10

ZONING CASE Z-2023-10700111 S ERZD (Council District 10): 07/18/2023

A request for a change in zoning from "C-2 ERZD" Commercial Edwards Recharge Zone District to "C-2 S ERZD" Commercial Edwards Recharge Zone District with a Specific Use Authorization for Animal Clinic on Lot 40, Block 1, NCB 17725, located at 17203 Jones Maltsberger Road. Staff recommends Approval. (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department)

Staff mailed 20 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no registered Neighborhood Association.

Mike Escalante with SAWS- Resource Protection & Compliance Division reviewed the application for use of an Animal Clinic. Office building is currently and existing building with a parking area approximately 0.413 acres. No portion of the site is on a flood plain and no sensitive geologic features were observed on site or noted on file. No new construction is being proposed therefore the impervious cover will not be increased. No sensitive features were observed nor noted on file SAWS recommends approval with all environmental recommendations.

Applicant, Aaron Dahl is present.

No Public Comment

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

MOTION PASSES

Item #3

ZONING CASE Z-2023-10700105 CD (Council District 3): Continued from 06/20/2023

A request for a change in zoning from "R-4 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 CD MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for

three (3) dwelling units on Lot 12, Block 54, NCB 3322, located at 1203 Kayton Avenue. Staff recommends Approval. (Ann Benavidez, Zoning Planner, 210-207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 32 notices to property owners within 200 feet, 0 returned in favor, 16 returned in opposition; Highland Park Neighborhood Association is in opposition; 4 opposed outside 200 feet.

Bronson Caddell, applicant was present and submitted amended site plan with three (3) units and with all the proposed parking notated on the property.

Voicemails

- Abraham Gallegos, is in opposition.
- Antonio Ayala, is in opposition.
- Bennie Bear, is in opposition.
- Claudia Garcia, is in support.
- Cristina Rodriguez, is in opposition.
- Danielle Martinez, is in opposition.
- Denise Martin, is in opposition.
- Eddie Roher, is in opposition.
- Elvira Gomez, is in opposition.
- Erin Gallegos Reid, is in opposition.
- Leroy and Yolanda Garcia, are in opposition.
- Loretta Gallegos, is in opposition.
- Paul Garcia, is in support.
- Ricardo Perez is in opposition.
- Richard Garcia, is in opposition.
- Robert Gallegos, is in opposition.
- Rudolph Garza, is in opposition.
- Terri Palos, is in opposition.

Public Comment

- Beth Carr, is in opposition.
- Rachael Rohrer, is in opposition.
- Rebeckah Rohrer, is in opposition.
- Yvette Moreno, is in opposition.

Rebuttal

Mr. Caddell states he block walked and spoke to neighbors to further inform them that his intentions are to beautify the neighborhood, with added security lights, a six foot fence, and accommodate future parking. At the Neighborhood meeting there were 8 in support.

Motion: Commissioner Fuentes to approve item with revised site plan.
Second: Commissioner Greathouse
In Favor: Unanimous
Opposed: None

MOTION PASSES**Item #11****ZONING CASE Z-2023-10700116 (Council District 5): 07/18/2023**

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 "MF-33 MLOD-2 MLR-1 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lots 4 and 5, Block 3, NCB 8250 located at 222 Northwest 36th Street. Staff recommends Denial, with Alternate Recommendation. (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department)

Staff mailed 36 notices to property owners within 200 feet, 0 in favor, 0 returned in opposition; Memorial Heights Neighborhood Association is in favor, no response from Los Puentes Neighborhood Association

No Public Comment**Voicemails**

- Agapita Jaramillo, is in favor.
- Lorenzo Villareal, is in opposition.

2:52 P.M. - Commissioner Barros exits Board Room

2:54 P.M. - Commissioner Barros enters Board Room

Rebuttal

Edwin Munoz states he has done his due diligence and he purchased with the intent of a multifamily development. Platting and mitigation will be done by city ordinance.

Motion: Commissioner Greathouse to approve item for continuance to August 1, 2023

Second: Commissioner Barros

In Favor: Unanimous

Opposed: None

MOTION PASSES

Recess: 3:05 P.M.

Commissioner Greathouse leaves meeting at 3:05 P.M.

Back in session: 3:17 P.M.

Item #14**ZONING CASE Z-2023-10700127 CD (Council District 2): 07/18/2023**

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 "R-6 CD MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for three (3) dwelling units on Lot 9, Block 001, NCB 15877, located at 5826 Shadow Way. Staff

recommends Denial. (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department)

Staff mailed 31 notices to property owners within 200 feet, 5 returned in favor, 5 returned in opposition; no registered Neighborhood Association within 200 feet; 7 in favor outside 200 feet.

Applicant, Suzanne Escobar is present.

Voicemails

- Martha Wolf, is in opposition.

No Public Comment

Rebuttal

Suzanne Escobar further states that the property is not an apartment complex, and she wants to provide affordable housing those in the military.

Motion: Commissioner Watson to deny item as presented
Second: Commissioner Ortiz
In Favor: Unanimous
Opposed: None

MOTION PASSES

Item #26

ZONING CASE Z-2023-10700142 S (Council District 10): 07/18/2023

A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "L S AHOD" Light Industrial Airport Hazard Overlay District with a Specific Use Authorization for Oversized Vehicle Storage on 6.572 acres out of NCB 16587, located at 7102 North Loop 1604 East. Staff recommends Denial, with Alternate Recommendation. (Associated Plan Amendment Case PA-2023-11600036) (Camryn Blackmon, Zoning Planner, (210) 207-0197, Camryn.Blackmon@sanantonio.gov, Development Services)

Staff mailed 19 notices to property owners within 200 feet, 1 returned in favor, 0 returned in opposition; no Neighborhood Association within 200 feet.

Applicant, Patrick Christensen is present and formally amends his request to C3-CD with Conditional Use for Oversized Vehicle Storage at the podium.

No Public Comment

Motion: Commissioner Nix to approve item as amended
Second: Commissioner Barros
In Favor: Unanimous
Opposed: None

MOTION PASSES

Item #33**ZONING CASE ZONING-Z-2023-10700157 (ETJ – Closest to Council District 2): 7/18/2023**

Assigning zoning to property generally located at the southeast corner of the intersection of Weichold Road and Interstate 10 East currently located Outside the City Limits by applying “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for Manufactured Home/Oversize Vehicle Sales, Service, and Storage on 16.371 acres out of CB 5088, and a request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District, and “NP-10 AHOD” Neighborhood Preservation Airport Hazard Overlay District to “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for Manufactured Home/Oversize Vehicle Sales, Service, and Storage on 19.297 acres out of CB 5088, generally located at the southeast corner of the intersection of Weichold Road and Interstate 10 East. Staff recommends Approval. (Associated Plan Amendment Case PA-2023-11600041) (Joyce Palmer, Senior Planner, (210) 207-5405, Joyce.Palmer@sanantonio.gov, Planning Department).

Staff mailed 76 notices to property owners within 200 feet, 1 returned in favor, 32 returned in opposition; no registered Neighborhood Association within 200 feet.

Emile Wissler, applicant’s representative is available and gives presentation on the subject property.

Voicemails

- Alissa Millet, is in opposition.
- Amanda Collins, is in opposition.
- Amy Robles, is in opposition.
- Anthony Flores, is in opposition.
- Ashely Foster, is in opposition.
- Ashely Hernandez, in in opposition
- Brianna Guevarra, is in opposition.
- Cammy Walf, is in opposition.
- Chris Deleon, is in opposition.
- Craig Klempa, is in opposition.
- Eric Salinas, is in support.
- Gary Edinbyrd, is in opposition.
- Irma Garrera, is in opposition.
- Jaime Ortegon, is in opposition.
- Jo Most, is in opposition.
- Kara Keeling, is in opposition.
- Kelsey Armstrong, in in opposition.
- Kim Cremley, is in opposition.
- Linda Manchester, is in opposition.
- Maritza Meza, is in opposition.
- Miguel Merrill, is in opposition.
- Monica Klempa, is in opposition.
- Morielle Cappel, is in opposition.

- Norma Diaz, is in opposition.
- Pamela Molina is in opposition.
- Raina Foreman, is in opposition.
- Richard White, is in opposition.
- Rita Mota, is in opposition.
- Robert Jensen, is in opposition.
- Sheronne Fields, is in opposition.
- Tony, is in opposition.
- Tyruss Saberon, is in opposition.
- Valerie Mayel, is in opposition.

No Public Comment

Rebuttal

Commercial development is the driver behind developed site plan restricted and controlled in site plan.

Motion: Commissioner Watson to approve item for continuance to August 15, 2023
Second: Commissioner Fuentes
In Favor: Sipes
Opposed: Hui, Ortiz, Barros, Nix

MOTION FAILS

Motion: Commissioner Hui to reconsider item as presented
Second: Commissioner Barros
In Favor: Unanimous
Opposed: None

MOTION PASSES

Motion: Commissioner Barros to approve item as presented
Second: Commissioner Nix
In Favor: Reyes, Hui, Ortiz, Sipes
Abstain: Watson
Opposed: Fuentes

MOTION PASSES

Minutes

Consideration and approval of June 20, 2023 Zoning Commission Minutes.

Motion: Chair Ortiz to approve item as presented
Second: Commissioner Reyes
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 4:45 P.M.

APPROVED BY: _____ or _____
Robert Sipes, Chair

DATE: _____

ATTESTED BY: _____ DATE: _____
Melissa Ramirez, Assistant Director