

City of San Antonio



MINUTES

Zoning Commission

Development and Business Services

Center

1901 South Alamo

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Tuesday, August 15, 2023

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.

**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, Watson,  
Greathouse, Hui, Fuentes, Whitsett

**Absent:**

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

Item 1	ZC-2023-10700168	Postponed
Item 2	ZC-2023-10700177	Postponed
Item 3	ZC-2023-10700067	Postponed

*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 #4**

**ZONING CASE Z-2023-10700101 (Council District 1):** Continued from 08/01/2023

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](mailto: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 as presented

**Second:** Commissioner Barros

**In Favor:** Unanimous

**Opposed:** None

**MOTION PASSES**

**Item #5**

**ZONING CASE Z-2023-10700108 CD (Council District 7):** Continued from 08/01/2023

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](mailto: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, 3 in favor outside 200 feet.

**No Public Comment**

**Motion:** Commissioner Greathouse to approve item as presented

**Second:** Commissioner Barros

**In Favor:** Unanimous  
**Opposed:** None

### MOTION PASSES

#### Item #8

**ZONING CASE Z-2023-10700150 (Council District 10):** Continued from 08/01/2023

A request for a change in zoning from “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District on Lot 4, Block 1, NCB 13335, located at 1614 West Terra Alta Drive. Staff recommends Approval. (Mark Chavez, Planner, 210-207-7395, Mark.Chavez@sanantonio.gov, Development Services Department)

Staff mailed 13 notices to property owners within 200 feet, 1 returned in favor, 7 returned in opposition; Oak Park Northwood Neighborhood is not in favor or against; outside 200 feet: 0 in favor, 12 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-2023-10700156 (Council District 1):** 08/15/2023

A request for a change in zoning from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District and "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on Lot 15, Block 41, NCB 12330, located at 5315 Blanco Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2023-11600047) (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department)

Staff mailed 21 notices to property owners within 200 feet, 1 returned in favor, 1 returned in opposition; no response from North Central, North Shearer Hills is not opposed.

#### No Public Comment

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

### MOTION PASSES

**Item #14****ZONING CASE Z-2023-10700174 (Council District 3): 08/15/2023**

A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on the north 137.5 feet of Lot 121, Block 2, NCB 2977, located at 827 Steves Avenue. Staff recommends Approval. (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department)

Staff mailed 34 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; Roosevelt Park is not opposed.

**No Public Comment****Voicemails**

- Jeff Hunt, is in support.

**Motion:** Commissioner Greathouse to approve item as presented

**Second:** Commissioner Barros

**In Favor:** Unanimous

**Opposed:** None

**MOTION PASSES****Item #15****ZONING CASE Z-2023-10700175 CD (Council District 1): 08/15/2023**

A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on the north 93 feet of Lot 1, Block 215, NCB 3942, located at 342 Viendo Street. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 39 notices to property owners within 200 feet, 3 returned in favor, 1 returned in opposition; no response from Los Angeles Heights Neighborhood Association or Keystone 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-2023-10700178 CD (Council District 1): 08/15/2023**

A request for a change in zoning from "R-6 CD H UC-4 AHOD" Residential Single-Family Tobin Hill Historic North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District with Conditional Use for a Day Care Center and "R-6 CD H AHOD" Residential Single-Family Tobin Hill Historic Airport Hazard Overlay District with Conditional Use for a Day Care Center to "R-5 CD H UC-4 AHOD" Residential Single-Family Tobin Hill Historic North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District with a Conditional Use for a Professional Office and "R-5 CD H AHOD" Residential Single-Family Tobin Hill Historic Airport Hazard Overlay District with a Conditional Use for a Professional Office on the east 33 feet of Lot 13, Block 3, NCB 2964, located at 530 East Courtland Place. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 26 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; The Tobin Hill Community Association is in favor.

#### **No Public Comment**

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

#### **MOTION PASSES**

#### **Item #17**

#### **ZONING CASE Z-2023-10700180 S (Council District 1): 08/15/2023**

A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District and "O-2" High Rise Office Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Hotel on 2.5 acres out of NCB 15829, located at 7615 Jones Maltsberger Road. Staff recommends Approval. (Kellye Sanders, Planning Coordinator, 210-207-2187, kellye.sanders@sanantonio.gov, Development Services Department)

Staff mailed 32 notices to property owners within 200 feet, 1 returned in favor, 0 returned in opposition; Shearer Hills and Ridgeview Neighborhood Associations are not opposed.

#### **No Public Comment**

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

#### **MOTION PASSES**

#### **CONTINUANCE HEARING TO 09/05/2023**

**Item #7****ZONING CASE Z-2023-10700137 (Council District 1):** Continued from 08/01/2023

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 13 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no response from Tobin Hill Community Neighborhood Association; outside 200 feet: 0 in favor, 1 opposed.

**No Public Comment****Voicemails**

- Kate Ruckman, is in opposition.

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

**Second:** Commissioner Watson

**In Favor:** Unanimous

**Opposed:** None

**MOTION PASSES****CONTINUANCE HEARING TO 09/19/2023****Item #11****ZONING CASE Z-2023-10700091 CD (Council District 6):** Continued from 08/15/2023

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 and "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2NA CD MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Truck Repair and Maintenance with Oversized Vehicle Storage on 6.73 acres out of NCB 13942, located at 1621 South Callaghan Road. Staff recommends Denial. (Associated Plan Amendment PA-2023-11600060) (Adolfo Gonzalez, Zoning Planner, 210-207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department)

Staff mailed 56 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no registered Neighborhood Association

**No Public Comment**

**Motion:** Commissioner Hui to approve item for continuance to September 19, 2023  
**Second:** Commissioner Fuentes  
**In Favor:** Unanimous  
**Opposed:** None

## **MOTION PASSES**

### **Item #6**

#### **ZONING CASE Z-2023-10700132 (Council District 4):** Continued from 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 returned in favor, 2 returned in opposition and there is no registered neighborhood association.

### **No Public Comment**

**Motion:** Commissioner Reyes to approve item for continuance to October 3, 2023  
**Second:** Commissioner Fuentes  
**In Favor:** Unanimous  
**Opposed:** None

## **MOTION PASSES**

## **INDIVIDUAL HEARING**

### **Item # 9**

#### **ZONING CASE Z-2023-10700159 (Council District 1):** Continued from 08/01/2023

A request for a change in zoning from "RM-4 H AHOD" Residential Mixed King William Historic Airport Hazard Overlay District to "IDZ-2 H AHOD" Medium Intensity Infill Development Zone King William Historic Airport Hazard Overlay District with uses permitted for five (5) dwelling units on Lots 17 and 18, Block 1, NCB 2966, located at 506 and 510 Stieren Street. Staff recommends Approval. (Adolfo Gonzalez, Zoning Planner, (210) 207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department)

Staff mailed 37 notices to property owners within 200 feet, 0 returned in favor, 4 returned in opposition King William Neighborhood Association is in support; outside 200 feet: 1 in favor.

Applicant, Idowu Ntoka is present and gives presentation. She is seeking to build 5 units on 2 lots.

**Public Comment**

- Mary Grace Kitner, is in opposition.
- Kimberly Aubuchon, is in opposition.

**Voicemails**

- James Duerr, is in opposition.
- Jan Chever, is in opposition.
- Kate Ruckerman, is in support.
- Kristen Casey, is in opposition.
- Lauren Chittenden, is in opposition.
- Mae Gorney, is in opposition.
- Mark Hogensen, is in opposition.
- Nancy Diehl Salling, is in opposition.
- Pamella Hall Duerr, is in opposition.
- Peggy Ramsey, is in opposition.
- Rosmery Dana Aguilar, is in opposition.

**Rebuttal**

Mrs. Ntoka thanks everyone for their time. She further states her project aligns with the neighborhood and has accepted to build a vertical fence and units have been reduced from 8 to five units.

**Motion:** Commissioner Greathouse to approve item as presented

**Second:** Commissioner Reyes

**In Favor:** Watson, Fuentes, Hui, Ortiz, Whitsett, Sipes, Bustamante

**Opposed:** Barros

**MOTION PASSES****Item #10**

**ZONING CASE Z-2023-10700166 (Council District 3):** Continued from 08/01/2023

A request for a change in zoning from "FR AHOD" Farm and Ranch Airport Hazard Overlay District to "MHC AHOD" Manufactured Home Conventional Airport Hazard Overlay District on 5.00 acres out of CB 4005, located at 14520 Pleasanton Road. Staff recommends Denial. (Associated Plan Amendment PA-2023-11600043) (Adolfo Gonzalez, Zoning Planner, (210) 207-5407, [adolfo.gonzalez@sanantonio.gov](mailto:adolfo.gonzalez@sanantonio.gov), Development Services Department)

Staff mailed 12 notices to property owners within 200 feet, 4 returned in favor, 0 returned in opposition; no registered Neighborhood Association; outside 200 feet: 1 in favor.

Applicant, Jacob Collier is present.

**No Public Comment**



**2:11 P.M. Commissioner Watson exits Board Room**

**2:14 P.M. Commissioner Watson enters Board Room**

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

**MOTION PASSES**

**Item #13**

**ZONING CASE Z-2023-10700172 (Council District 5):** 08/15/2023

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 "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 117 feet of Lots 37 and 38, and the south 117 feet of the west 12.5 feet of Lot 39, NCB 6181, located at 2328 South Brazos Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2023-11600051) (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 41 notices to property owners within 200 feet, 2 returned in favor, 0 returned in opposition; Collins Garden Neighborhood Association is in favor.

Applicant, Marcus Miller is present.

**No Public Comment**

**Voicemails**

- Arturo Ortiz, is in opposition.

**Rebuttal**

Applicant, attended a Home Owners Association meeting and gained knowledge on the demographics of the neighborhood. It was discussed that the neighborhood's family median income is that of the lowest in the country. If given the opportunity, he will make the home affordable for selling.

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

**MOTION PASSES**

**Minutes**

Consideration and approval of August 1, 2023 Zoning Commission Minutes.

**Motion:** Commissioner Greathouse to approve item as presented  
**Second:** Commissioner Watson  
**In Favor:** Reyes, Hui, Ortiz, Barros, Sipes, Bustamante  
**Abstain:** Fuentes, Whitsett  
**Opposed:** None

**MOTION PASSES**

**Director's Report** – Revision to formatting. Moving forward only item number and date will be stated on the record to maintain consistency with City Council's Format.

**Adjournment.**

There being no further business, the meeting was adjourned at 2:35 P.M.

APPROVED BY: \_\_\_\_\_ or \_\_\_\_\_  
Robert Sipes, Chair

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

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