

City of San Antonio



MINUTES

Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, September 19, 2023

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.

1:05 PM – Call to order

WordWide Translators were present.

ROLL CALL: Present: Sipes, Fuentes, Reyes, Barros, Watson, Kellum, Hui, Fuentes, Whitsett, Chase, Bustamante

Absent:

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

| | | |
|--------|--------------------------|-----------|
| Item 1 | Z-2022-10700029 | Postponed |
| Item 2 | Z-2023-10700204 | Postponed |
| Item 3 | Z-2023-10700213 S | 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 #6

ZONING CASE Z-2023-10700163 (Council District 2): Continued from 09/05/2023

A request for a change in zoning from "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Multi-Family Dwellings not to exceed 76 units per acre, Hotel, and Studio - sound and recording to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District, "C-3" General Commercial District, Multi-Family Dwellings not to exceed 100 units per acre; as well as the following uses: Live-Work Units; Bar and/or tavern with cover charge 3 or more days per week; Nightclub with cover charge 3 or more days per week; Alcohol beverage manufacture or brewery; Hotel taller than 35 feet; Beverage manufacture non-alcohol (including manufacturing and processing); Entertainment Venue (outdoor); Live Entertainment with and without cover charge 3 or more days per week (not including Food Service Establishments); and Food Service Establishments with cover charge 3 or more days per week (with or without accessory live entertainment) on 0.039 acres out of NCB 979, located at 500 East Grayson Street. Staff recommends Approval. (Adolfo Gonzalez, Zoning Planner, (210) 207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department)

Staff mailed 24 notices to property owners within 200 feet, 5 returned in favor, 0 returned in opposition; Government Hill Alliance Neighborhood Association are in support, 1 in favor outside 200 feet.

No Public Comment

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

MOTION PASSES

Item #14

ZONING CASE Z-2023-10700201 (Council District 3): 09/19/2023

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 and "R-6 MLOD-3 MLR-2" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District as existing and "RM-6 MLOD-3 MLR-2 AHOD" Residential Mixed Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "RM-6 MLOD-3 MLR-2" Residential Mixed Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District on 3.713 acres out of NCB 7534, located at 226 Beethoven Avenue. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 48 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; Pasadena Heights Neighborhood Association is in favor.

No Public Comment

Voicemails

- Edward Fears, is in favor.

Motion: Commissioner Watson to approve item at presented

Second: Commissioner Fuentes

In Favor: Unanimous

Opposed: None

MOTION PASSES

Item #15

ZONING CASE Z-2023-10700205 (Council District 4): 09/19/2023

A request for a change in zoning from "MF-25 MLOD-2 MLR-2 AHOD" Low Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 21, NCB 18087, generally located in the 12000 block of Southwest Loop 410. Staff recommends Approval. (Kellye Sanders, Planning Coordinator, 210-207-2187, kellye.sanders@sanantonio.gov, Development Services Department)

Staff mailed 3 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 Watson to approve item at presented

Second: Commissioner Fuentes

In Favor: Unanimous

Opposed: None

MOTION PASSES

Item #18

ZONING CASE Z-2023-10700209 CD (Council District 10): 9/19/2023.

A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with a Conditional Use for Office Warehouse on Lot 90, Block 7, NCB 17825, located at 14093 Bulverde Road. Staff recommends Approval. (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department)

Staff mailed 24 notices to property owners within 200 feet, 1 returned in favor, 0 returned in opposition; Eden Homeowner Association is in favor.

No Public Comment

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

MOTION PASSES**Item #19****ZONING CASE Z-2023-10700210 (Council District 2):** 09/19/2023

A request for a change in zoning from “O-2 AHOD” High-Rise Office Airport Hazard Overlay District to “C-1 AHOD” Light Commercial Airport Hazard Overlay District on Lot 1, Block 2, NCB 11901, located at 4502 Walzem Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2023-11600056) (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department)

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

No Public Comment

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

MOTION PASSES**Item #21****ZONING CASE Z-2023-10700212 CD (Council District 2):** 09/19/2023

A request for a change in zoning from "C-3 MC-3 MLOD-3 MLR-2 AHOD" General Commercial Austin Highway/Harry Wurzbach (TAPS Memorial Boulevard) Metropolitan Corridor Overlay Martindale Army Air Field Military Lighting Overlay Military Lighting 2 Airport Hazard Overlay District, "C-3 MLOD-3 MLR-2 AHOD" General Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting 2 Airport Hazard Overlay District, "MF-33 MLOD-3 MLR-2 AHOD" Multi-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, and “R-5 MLOD-3 MLR-2 AHOD” Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard t Overlay District to "C-2 CD MC-3 MLOD-3 MLR-2 AHOD" Commercial Austin Highway/Harry Wurzbach (TAPS Memorial Boulevard) Metropolitan Corridor Overlay Martindale Army Air Field Military Lighting Overlay Military Lighting 2 Airport Hazard Overlay District with a Conditional Use for Auto Paint and Body Shop and "C-2 CD MLOD-3 MLR-2 AHOD" Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting 2 Airport Hazard Overlay District with a Conditional Use for Auto Paint and Body Shop on Lot 16, NCB 12172, located at 1988 Austin Highway. Staff recommends Approval. (Kellye Sanders,

Planning Coordinator, 210-207-2187, kellye.sanders@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 neighborhood associations within 200 feet.

No Public Comment

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

MOTION PASSES

Item #25

ZONING CASE Z-2023-10700220 (Council District 2): 09/19/2023

A request for a change in zoning from "RM-4 MLOD-3 MLR-2 AHOD" Residential Mixed Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 MLOD-3 MLR-2 AHOD" Medium Intensity Infill Development Zone Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for four (4) dwelling units on Lot 5, Block 3, NCB 2796, located at 316 Toledo Street. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 23 notices to property owners within 200 feet, 6 returned in favor, 0 returned in opposition; Denver Heights Neighborhood Association is in favor.

No Public Comment

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

MOTION PASSES

Item #26

ZONING CASE Z-2023-10700224 (Council District 4): 09/19/2023

A request for a change in zoning from "L MLOD-2 MLR-1 AHOD" Light Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 11, CB 4310A, located at 7043 Industrial Way. Staff recommends Approval. (Mark Chavez, Zoning Planner, 210-207-7395, Mark.Chavez@SanAntonio.Gov, Development Services Department)

Staff mailed 5 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 Watson to approve item as presented
Second: Commissioner Fuentes
In Favor: Unanimous
Opposed: None

MOTION PASSES

Item #29

ZONING CASE Z-2023-10700231 (Council District 5): 09/19/2023

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-3 MLOD-2 MLR-2 AHOD" High Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for twenty-four (24) dwelling units on Lot 5, Block 35, NCB 3634, located at 821 Northwest 19th Street. Staff recommends Approval. (Alfonso Camacho, Senior Planner, 210-207-0237, alfonso.camacho@sanantoio.gov, Development Services Department)

Staff mailed 42 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no response from West End Hope in Action Neighborhood Association and Prospect Hill Neighborhood Association is in support of the zone change although has questions about site design and parking.

No Public Comment

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

MOTION PASSES

CONTINUANCE HEARING TO 10/03/2023

Item #5

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 within 200 feet.

No Public Comment

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

MOTION PASSES

Item #17

ZONING CASE Z-2023-10700207 (Council District 2):09/19/2023

A request for a change in zoning from "C-3 MLOD-3 MLR-2" General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District and "C-2 MLOD-3 MLR-2" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "MF-33 MLOD-3 MLR-2" Multi-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on Lot 47, Block 11, NCB 10270, and Lots 4 and 5, Block 11, NCB 10270, save and except the northwest triangular 47.06 feet of Lot 4, located at 210 and 218 Dorie Street. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 31 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no response from Wheatley Heights Action Group.

No Public Comment

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

MOTION PASSES

Item #22

ZONING CASE Z-2023-10700215 CD (Council District 5): 09/19/2023

A request for a change in zoning from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2P CD IDZ MLOD-2 MLR-2 AHOD" Commercial Pedestrian Infill Development Zone Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on Lot 9C, Block 5, NCB 2432, located at 2015 Guadalupe Street. Staff recommends Approval. (Kellye Sanders, Planning Coordinator, 210-207-

2187, kellye.sanders@sanantonio.gov, Development Services Department)

Staff mailed 53 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no response from Historic Westside Residents Association.

No Public Comment

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

MOTION PASSES

CONTINUANCE HEARING TO 10/17/2023

Item #4

ZONING CASE Z-2023-10700155 S ERZD (Council District 8): 09/19/2023

A request for a change in zoning from "ED ERZD" Entertainment Edwards Recharge Zone District to "ED S ERZD" Entertainment Edwards Recharge Zone District with a Specific Use Authorization for Wireless Communication System on 0.028 acres out of CB 4540A, located at 13715 FM 1560 North. Staff recommends Approval. (Adolfo Gonzalez, Zoning Planner, 210-207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department)

Staff mailed 23 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no response from Fossil Springs Ranch Neighborhood Association.

No Public Comment

Motion: Commissioner Fuentes to approve item for continuance to October 17, 2023
Second: Commissioner Watson
In Favor: Unanimous
Opposed: None

MOTION PASSES

Item #12

ZONING CASE Z-2023-10700134 (Council District 3): 09/19/2023

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 "MF-18 MLOD-2 MLR-2 AHOD" Limited Density Multifamily Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lots 316 and 317, NCB 8728, located at 239 McCauley Boulevard. Staff recommendation Denial, with an 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, 9 returned in favor, 1 returned in opposition; Harlandale-McCollum Neighborhood Association are in support.

No Public Comment

Motion: Commissioner Fuentes to approve item for continuance to October 17, 2023
Second: Commissioner Watson
In Favor: Unanimous
Opposed: None

MOTION PASSES

CONTINUANCE HEARING TO 10/03/2023**Item #4****ZONING CASE Z-2023-10700046 ERZD (Council District 9):** 09/05/2023

A request for a change in zoning from "C-3R MLOD-1 MLR-2 AHOD ERZD" General Commercial Restrictive Alcoholic Sales Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay Edwards Recharge Zone District and "O-1 S MLOD-1 MLR-2 AHOD ERZD" Office Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay Edwards Recharge Zone District with a Specific Use Authorization for Commercial Athletic Fields to "MF-18 MLOD-1 MLR-2 AHOD ERZD" Limited Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay Edwards Recharge Zone District on Lots 2 and 3, save and except 0.396 acres out of NCB 15674, NCB 15674, located at 15838 San Pedro Avenue. Staff recommends Approval. (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department)

Staff mailed 52 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; there are no registered Neighborhood Associations within 200 feet.

No Public Comment**Voicemails**

- Jeff Mead, is in opposition.

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

MOTION PASSES

INDIVIDUAL HEARING**Item #7****ZONING CASE Z-2023-10700179 (Council District 2):** Continued from 09/05/2023

A request for a change in zoning from "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, an Extended

Stay Hotel, multi-family dwelling units not to exceed 570 units, Bar with Live Entertainment, and a Sports Court - Outdoor and "IDZ-3 HL AHOD" High Intensity Infill Development Zone Historic Significant Landmark Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, an Extended Stay Hotel, multi-family dwelling units not to exceed 570 units, Bar with Live Entertainment, and a Sports Court – Outdoor to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, an Extended Stay Hotel, multi-family dwelling units not to exceed 570 units, Bar with Live Entertainment, Sports Court - Outdoor, and a Recreational Vehicle Park on 2.90 acres out of NCB 656, located at 1008 and 1012 Hoefgen Avenue, and 509 Delaware Street. Staff recommends Approval. (Adolfo Gonzalez, Zoning Planner, 210-207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department)

Staff mailed 31 notices to property owners within 200 feet, 2 returned in favor, 1 returned in opposition; Denver Heights Neighborhood Association are in support, 10 opposed outside 200 feet.

Applicant, Craig Glendenning, is available and is seeking to build a luxury RV Park.

Public Comment

- Marco Hinojosa, is in opposition.

Rebuttal:

Mr. Glendenning states signage will be posted to direct RVs in order to avoid Delaware St and reduce traffic.

Motion: Commissioner Watson to deny item as presented
Second: Commissioner Fuentes
In Favor: Hui, Sipes
Opposed: Reyes, Barros, Whitsett, Chase, Kellum, Bustamante

MOTION FAILS

Motion: Commissioner Bustamante to reconsider
Second: Commissioner Barros
In Favor: Reyes, Hui, Whitsett, Chase, Kellum
Opposed: Watson, Fuentes, Sipes

MOTION PASSES

Motion: Commissioner Bustamante to approve it as presented
Second: Commissioner Barros
In Favor: Reyes, Whitsett, Chase, Kellum
Opposed: Hui, Watson, Fuentes, Sipes

MOTION PASSES

Item #8**ZONING CASE Z-2023-10700186 (Council District 5):** Continued from 09/05/2023

A request for a change in zoning from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "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 10A, Lot 10B, and Lot 11A, NCB 2190, located at 1407 Leal Street. Staff recommends Approval. (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department)

Staff mailed 24 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; Prospect Hill is opposed to the current request and no response from West End Hope in Action.

No Public Comment

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

MOTION PASSES**Item #9****ZONING CASE Z-2023-10700194 CD (Council District 1):** Continued from 09/05/2023

A request for a change in zoning from "NC RIO-1 AHOD" Neighborhood Commercial River Improvement Overlay 1 Airport Hazard Overlay District to "NC CD RIO-1 AHOD" Neighborhood Commercial River Improvement Overlay 1 Airport Hazard Overlay District with a Conditional Use for a Noncommercial Parking Lot on Lots 1 and 2, Block 2, NCB 6078, located at 3314 North St. Mary's Street. Staff recommends Approval. (Adolfo Gonzalez, Zoning Planner, 210-207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department)

Staff mailed 31 notices to property owners within 200 feet, 1 returned in favor, 0 returned in opposition; River Road Neighborhood Association are in support, 7 in favor outside 200 feet.

Applicants, Colling Bass and Natalie Medina are present.

Public Comment

- Gemma Kennedy, is in opposition.

Voicemails

- Mimi Quintanilla, is in opposition.
- Seth Teel, is in support.

Rebuttal

Applicant is willing to work with pervious cover, new site, hours of operation and is not opposed to a gate.

Motion: Commissioner Kellum to approve item as amended with hours of operation from 7:00 AM – 9:00 PM
Second: Commissioner Fuentes
In Favor: Fuentes, Reyes, Whitsett, Chase, Sipes, Bustamante
Opposed: Hui
Abstain: Watson

MOTION PASSES

Item #10

ZONING CASE Z-2023-10700202 CD (Council District 5) Continued from 09/05/2023 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 “C-2 CD MLOD-2 MLR-2 AHOD” Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on the north 50 feet of Lots 7-11, Block 11, NCB 2250, located at 323 North Zarzamora Street. Staff recommends Approval. (Adolfo Gonzalez, Zoning Planner, 210-207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department)

Staff mailed 40 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no response from Prospect Hill Neighborhood Association.

Applicant, Steven Martin is present.

No Public Comment

Conditions are as follows:

- Downward facing lights
- No Temporary signage
- Hours of operation will be from 10:00 AM-7:00 PM, Monday-Sunday
- No amplification of any kind

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

MOTION PASSES

Item #16

ZONING CASE Z-2023-10700206 (Council District 2): 09/19/2023

A request for a change in zoning from "RM-4 MLOD-3 MLR-2 AHOD" Residential Mixed Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 MLOD-3 MLR-2 AHOD" Medium Intensity Infill Development Zone Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard

Overlay District with uses permitted for six (6) dwelling units on the north 100 feet of Lots 1 and 2, Block 9, NCB 1567, located at 102 and 106 J Street. Staff recommends Approval. (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department)

Staff mailed 44 notices sent; 0 in favor, 0 opposed; Denver Heights Neighborhood Association is in favor.

No Public Comment

Voicemails

- Alicia Castleman, is in support.

Motion: Watson to approve item for continuance to October 3, 2023

Second: Bustamante

In Favor: Unanimous

Opposed: None

MOTION PASSES

RECESS 3:00 P.M.

BACK IN SESSION 3:16 P.M.

Item #11

ZONING CASE Z-2023-10700203 (Council District 1): Continued from 09/05/2023

A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District on Lot 14, Block 2, NCB 8417, located at 226 Sherwood Drive. Staff recommends Denial. (Associated Plan Amendment PA-2023-11600054) (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department)

Staff mailed 19 notices sent; 7 in favor, 0 opposed; Los Angeles Heights is opposed; 1 in favor outside 200 feet.

Applicant, James McKnight is present and is working with the Neighborhood Association in hopes to receive approval for rezoning to C2-NA.

No Public Comment

Motion: Commissioner Kellum to approve item as presented

Second: Commissioner Fuentes

In Favor: Unanimous

Opposed: None

MOTION PASSES

Item #13**ZONING CASE Z-2023-10700189 CD (Council District 5):09/19/2023**

A request for a change in zoning from "C-1 RIO-4 AHOD" Light Commercial River Improvement Overlay 4 Airport Hazard Overlay District to "C-2 CD RIO-4 AHOD" Commercial River Improvement Overlay 4 Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair on Lot 60, NCB 6488, located at 1114 Probandt Street. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 37 notices sent; 1 in favor, 0 opposed; no response from Lone Star Neighborhood Association.

Applicant, agrees to conditions of: 1) hours of operation to 7:00am-7:00pm, Monday-Saturday, 2) downward facing lighting, 3) no outside amplification of sound, and 4) no temporary signs, bandit signs, snipe signs or wind-wavers.

No Public Comment

Motion: Commissioner Bustamante to approve item with Conditions as stated.

Second: Commissioner Fuentes

In Favor: Unanimous

Opposed: None

MOTION PASSES**Item #20****ZONING CASE Z-2023-10700211 (Council District 1): 09/19/2023**

A request for a change in zoning from "R-6 UC-4 AHOD" Residential Single-Family North St. Mary's Urban Corridor Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-2 UC-4 AHOD" Medium Intensity Infill Development North St. Mary's Urban Corridor Airport Hazard Overlay District with uses permitted for 3 units and "IDZ-2 AHOD" Medium Intensity Infill Development Airport Hazard Overlay District with uses permitted for 3 units on Lots 7 and 8, Block 6, NCB 6794, located at 724 East Myrtle Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2023-11600061) (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 26 notices sent; 0 in favor, 3 opposed; Tobin Hill Community Neighborhood Association is in favor.

Applicant, Roland L. Garcia is present.

Voicemails

- Erik &Debbie Sanderg, are in opposition.
- Ezequiel Pena, is in opposition.

No Public Comment

Rebuttal

Applicant is empathic to his neighbors and wants to be fair.

Motion: Commissioner Kellum to approve item as amended
Second: Commissioner Whitsett
In Favor: Unanimous
Opposed: None

MOTION PASSES**Item#23****ZONING CASE Z-2023-10700216 HL (Council District 5): 09/19/2023**

A request for a change in zoning from “C-2 MLOD-2 MLR-2 AHOD” Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to “C-2 HL MLOD-2 MLR-2 AHOD” Commercial Historic Landmark Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 8, North 8 feet of Lot 9, Block 6, NCB 2659 located at 3403 South Flores Street. Staff recommends Approval. (Mark Chavez, Zoning Planner, 210-207-7395, Mark.Chavez@SanAntonio.Gov, Development Services Department)

Staff mailed 35 notices; 0 in favor, 0 opposed; no response from Lone Star Neighborhood Association.

Applicant, Adrian Najera is present.

Public Comment

- Rosie Torres, is in opposition.
- Charles Gentry with Office of Historic Preservation is in favor and appreciates Mr. Najera coming forward with the request.

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

MOTION PASSES**Item #24****ZONING CASE Z-2023-10700218 (Council District 2): 09/19/2023**

A request for a change in zoning from "RM-4 MLOD-3 MLR-2 AHOD" Residential Mixed Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 MLOD-3 MLR-2 AHOD" Medium Intensity Infill Development Zone Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for 28 dwelling units on Lot 27, Lot 33, Lot 34, and Lot 41, NCB 1393, located at 223 and 226 Toledo Street, and 1517 Wyoming Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2023-11600062) (Ann

Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 38 notices to property owners within 200 feet, 6 returned in favor, 1 returned in opposition; Denver Heights Neighborhood Association is in favor.

Applicant, Gerardo Ituarte is present and intends to build 28 dwelling units.

No Public Comment

Motion: Commissioner Chase to approve item for continuance to October 3, 2023
Second: Commissioner Bustamante
In Favor: Unanimous
Opposed: None

MOTION PASSES

Item #27

ZONING CASE Z-2023-10700226 (Council District 5): 09/19/2023

A request for a change in zoning from "R-2 MLOD-2 MLR-1 AHOD" Single-Family Residential Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "IDZ-2 MLOD-2 MLR-1 AHOD" Medium Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with uses permitted for two (2) dwelling units on Lot 22, Block 35, NCB 8073, located at 2036 Ceralvo Street. Staff recommends Denial. (Adolfo Gonzalez, Zoning Planner, 210-207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department)

Staff mailed 31 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; Westwood Square Neighborhood Association is in favor.

Applicant, Andrew A. Alderete is present.

No Public Comment

Motion: Commissioner Bustamante to approve item at presented.
Second: Commissioner Whitsett
In Favor: Unanimous
Opposed: None

MOTION PASSES

Item #28

ZONING CASE Z-2023-10700227 (Council District 1) : 09/19/2023

A request for a change in zoning from "R-6 UC-4 AHOD" Residential Single-Family North St. Mary's Urban Corridor Airport Hazard Overlay District to "C-1 IDZ UC-4 AHOD" Light Commercial Infill Development Zone Overlay North St. Mary's Urban Corridor Airport Hazard Overlay District on Lots 2 and 3, NCB 1719, located at 2615 and 2619 North St. Mary's Street. Staff

recommends Denial, with an Alternate Recommendation. (Mark Chavez, Planner, 210-207-7395, Mark.Chavez@SanAntonio.Gov, Development Services Department)

Staff mailed 34 notices to property owners within 200 feet, 0 returned in favor, 3 returned in opposition; Tobin Hill Community Neighborhood Association is not in favor of “C-1 IDZ”, but in favor for “NC” Neighborhood Commercial.

Applicant, Patrick Christensen is present and is seeking to rezone to IDZ overlay. Mr. Christensen amends to Neighborhood commercial with IDZ overlay.

No Public Comment

Motion: Commissioner Kellum to approve item at amended
Second: Commissioner Fuentes
In Favor: Unanimous
Opposed: None

MOTION PASSES

Minutes

Consideration and approval of September, 2023 Zoning Commission Minutes.

Motion: Commissioner Whitsett to approve item as presented
Second: Commissioner Fuentes
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 4.25 P.M.

APPROVED BY: _____ or _____
Robert Sipes, Chair

DATE: _____

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