

City of San Antonio



MINUTES

Zoning Commission

Development and Business Services
Center
1901 South Alamo

Tuesday, October 3, 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.

12:00 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.

1:14 PM – Call to order

WordWide Translators were present.

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

Absent: Hui, Reyes, Ortiz

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

Item 1	Z-2022-10700334 CD ERZD	Postponed
Item 5	Z-2023-10700186	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-2023-10700206 (Council District 2): Continued from 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 is in favor.

No Public Comment

Motion: Commissioner Watson to approve item as presented

Second: Commissioner Barros

In Favor: Unanimous

Opposed: None

MOTION PASSES

Item #7

ZONING CASE Z-2023-10700207 (Council District 2): Continued from 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 sent; 0 in favor, 0 opposed; no response from Wheatley Heights Action Group.

No Public Comment

Motion: Commissioner Watson to approve item as presented

Second: Commissioner Barros

In Favor: Unanimous

Opposed: None

MOTION PASSES

Item #9

ZONING CASE Z-2023-10700218 (Council District 2): Continued from 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 sent; 11 in favor, 1 opposed; Denver Heights Neighborhood Association is in favor; outside 200 feet: 2 in favor.

No Public Comment

Motion: Commissioner Watson to approve item as presented

Second: Commissioner Barros

In Favor: Unanimous

Opposed: None

MOTION PASSES

Item #15

ZONING CASE Z-2023-10700214 CD (Council District 10): 10/03/2023

A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on 0.5845 acres out of NCB 15722, located at 12824 O'Connor Road. Staff recommends Approval. (Adolfo Gonzalez, Zoning Planner, 210-207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department)

Staff mailed 7 notices sent; 0 in favor; 0 opposed; no registered Neighborhood Association.

No Public Comment

Motion: Commissioner Watson to approve item as presented

Second: Commissioner Barros

In Favor: Unanimous

Opposed: None

MOTION PASSES

Item #16**ZONING CASE Z-2023-10700223 CD (Council District 2): 10/03/2023**

A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2P CD IDZ AHOD" Commercial Pedestrian Infill Development Zone Overlay Airport Hazard Overlay District with a Conditional Use for Bar and/or Tavern without Cover Charge 3 or More Days Per Week on Lot 1, Block 10, NCB 481, located at 101 East Carson Street. Staff recommends Approval. (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department)

Staff mailed 20 notices sent; 0 in favor, 0 opposed; Government Hill Alliance is in support.

No Public Comment

Motion: Commissioner Watson to approve item as presented

Second: Commissioner Barros

In Favor: Unanimous

Opposed: None

MOTION PASSES**Item #19****ZONING CASE Z-2023-10700229 (Council District 8): 10/03/2023**

A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "MXD AHOD" Mixed Use Airport Hazard Overlay District with maximum density of sixty-five (65) units per acre on 24.820 acres out of NCB 14350, generally located in the 8000 block of Floyd Curl Drive. Staff recommends Approval. (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department)

Staff mailed 24 notices sent; 1 in favor; 0 opposed; there are no registered Neighborhood Associations within 200 feet.

No Public Comment

Motion: Commissioner Watson to approve item as presented

Second: Commissioner Barros

In Favor: Unanimous

Opposed: None

MOTION PASSES**Item #20****ZONING CASE Z-2023-10700232 HL (Council District 7): 10/03/2023**

A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 HL AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 10 and the west 2.2 feet of Lot 9, Block 27, NCB 1939, located at 1739 West Summit Avenue.

Staff recommends Approval. (Mark Chavez, Zoning Planner, (210) 207-7395, Mark.Chavez@SanAntonio.Gov, Development Services Department)

Staff mailed 30 Notices Sent; 0 in favor; 2 opposed; Jefferson Neighborhood Association is in support, no response from Woodlawn Lake Neighborhood Association; outside 200 feet: 0 in favor, 0 opposed.

No Public Comment

Voicemails

- Ted Guerra, is in support.

Motion: Commissioner Watson to approve item as presented

Second: Commissioner Barros

In Favor: Unanimous

Opposed: None

MOTION PASSES

Item #21

ZONING CASE Z-2023-10700233 HL (Council District 7): 10/03/2023

A request for a change in zoning from “R-5 MLOD-2 MLR-2 AHOD” Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to “R-5 HL MLOD-2 MLR-2 AHOD” Residential Single-Family Historic Landmark Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot West Irregular 104.28 feet of Lot 36, Block C, NCB 11519, located at 819 Freeman Drive. Staff recommends Approval. (Mark Chavez, Zoning Planner, (210) 207-7395, mark.chavez@sanantonio.gov, Development Services Department)

Staff mailed 10 notices sent; 0 in favor, 1 in opposition, no response from Woodlawn Hills; Outside 200 feet: 0 in favor, 0 opposed.

No Public Comment

Motion: Commissioner Watson to approve item as presented

Second: Commissioner Barros

In Favor: Unanimous

Opposed: None

MOTION PASSES

Item #22

ZONING CASE Z-2023-10700234 S (Council District 6): 10/03/2023

A request for a change in zoning from "C-2 S" Commercial District with a Specific Use Authorization for a Carwash to "C-2 S" Commercial District with a Specific Use Authorization for a Carwash for a Major Site Plan Amendment for an increase in building footprint on 3.758 acres out of NCB 18296, generally located in the 12200 block of Culebra Road. Staff recommends Approval.

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

Staff mailed 10 notices sent; 0 in favor, 0 opposed, no registered Neighborhood Association within 200 feet.

No Public Comment

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

MOTION PASSES

Item #24

ZONING CASE Z-2023-10700236 (Council District 3): 10/03/2023

A request for a change in zoning from "C-1 RIO-4 MC-1 AHOD" Light Commercial River Improvement Overlay 4 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District to "IDZ-2 RIO-4 MC-1 AHOD" Medium Intensity Infill Development Zone River Improvement Overlay 4 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Glass Blowing Studio on 0.47 acres out of NCB 2976, located at 1014 Roosevelt Avenue. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 21 notices sent; 1 on favor, 0 opposed; Roosevelt Park Neighborhood Association is in favor.

No Public Comment

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

MOTION PASSES

Item #25

ZONING CASE Z-2023-10700238 CD (Council District 5): 10/03/2023

A request for a change in zoning from "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "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 on Lot 28 and Lot 29, Block 5, NCB 8986, located at 1518 Calle Valencia. Staff recommends Approval. (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department)

Staff mailed 29 notices sent; 0 in favor, 0 opposed; no response from Los Jardines Neighborhood Association.

Public Comment

- Jose Ramirez, is in opposition.

Motion: Commissioner Watson to approve item as presented

Second: Commissioner Barros

In Favor: Unanimous

Opposed: None

MOTION PASSES**Item #27****ZONING CASE Z-2023-10700240 (Council District 9):** 10/03/2023

A request for a change in zoning from "MF-33 GC-3 MLOD-1 MLR-2" Multi-Family US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "C-3 GC-3 MLOD-1 MLR-2" General Commercial US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District on 12.617 acres out of CB 4864, generally located in the 26000 block of Bulverde Road. Staff recommends Approval. (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department)

Staff mailed 11 notices sent; 0 in favor, 0 opposed; there are no registered Neighborhood Associations within 200 feet.

No Public Comment

Motion: Commissioner Watson to approve item as presented

Second: Commissioner Barros

In Favor: Unanimous

Opposed: None

MOTION PASSES**Item #32****ZONING CASE Z-2023-10700246 S (Council District 1):** 10/03/2023

A request for a change in zoning from "D AHOD" Downtown Airport Hazard Overlay District to "D S AHOD" Downtown Airport Hazard Overlay District with a Specific Use Authorization for Warehousing on the southwest 143.8 feet of Lot 1 and Lot 2, Block 3, NCB 785, located at 201 and 207 San Pedro Avenue. Staff recommends Approval. (Adolfo Gonzalez, Zoning Planner, 210-207-5407, adolfo.gonzalez@sanantonio.gov)

Staff mailed 10 notices sent; 0 in favor; 2 opposed; no response from Downtown Neighborhood Association.

No Public Comment

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

MOTION PASSES**CONTINUANCE HEARING TO 10/17/2023****Item #8****ZONING CASE Z-2023-10700215 CD (Council District 5):** Continued from 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 sent 53 notices sent; 0 in favor; 0 opposed; no response from Historic Westside Residents Association.

No Public Comment

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

MOTION PASSES**Item #10****ZONING CASE Z-2023-10700160 CD (Council District 1):** 10/03/2023

A request for a change in zoning from "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Food Service Establishment on Lot 32, Block 2, NCB 9666, located at 2419 Basse Road. Staff recommends Denial. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 25 notices sent; 3 in favor, 0 opposed; no response from North Central Neighborhood Association; outside 200 feet: 2 in favor.

No Public Comment

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

MOTION PASSES

Item #11

ZONING CASE Z-2023-10700196 CD (Council District 5): 10/03/2023

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 "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on Lots 13-16, Lots 21-23, and Lot P-100, Block 1, NCB 7944, located at 2109 Fitch Street. Staff recommends Denial. (Associated Plan Amendment PA-2023-11600055) (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department)

Staff mailed 46 notices sent; 9 in favor, 0 opposed; no response from Quintana Community; 4 in favor outside 200 feet.

Public Comment

- Linda Trevino Porter, is in favor.

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

MOTION PASSES

Item #12

ZONING CASE Z-2023-10700200 (Council District 3): 10/03/2023

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 Lot 20, Block 102, NCB 9372, located at 437 Aaron Street. Staff recommends Denial, with an Alternate Recommendation. (Kellye Sanders, Planning Coordinator, 210-207-2187, kellye.sanders@sanantonio.gov, Development Services Department)

Staff mailed 28 notices sent; 0 in favor; 1 is neutral; 7 opposed; no response from Harlandale-McCollum Neighborhood Association; outside 200 feet: 46 opposed.

Public Comment

- Rosario Gonzalez, is in opposition.
- Antonio Paderes, is in opposition.

Voicemails

- Antonio Paredes, is in opposition.
- Janie Aranda, is in opposition.

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

MOTION PASSES**Item #13****ZONING CASE Z-2023-10700204 (Council District 5):** 10/03/2023

A request for a change in zoning from "MF-33 MLOD-2 MLR-1 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-3 NA MLOD-2 MLR-1 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 2.30 acres out of NCB 8991, located at 2439 Castroville Road. Staff recommends Denial, with Alternate Recommendation. (Adolfo Gonzalez, Zoning Planner, 210-207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department)

Staff mailed 28 notices sent; 0 in favor; 0 opposed; no response from Los Jardines Neighborhood Association.

No Public Comment

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

MOTION PASSES**Item #17****ZONING CASE Z-2023-10700225 (Council District 2):** 10/03/2023

A request for a change in zoning from "I-1 RIO-2 UC-2 AHOD" General Industrial River Improvement Overlay 2 Broadway Urban Corridor Airport Hazard Overlay District and "I-1 RIO-2 AHOD" General Industrial River Improvement Overlay 2 Airport Hazard Overlay District to "IDZ-3 RIO-2 UC-2 AHOD" High Intensity Infill Development Zone River Improvement Overlay 2 Broadway Urban Corridor Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District, "C-3" General Commercial District, and Multi-Family uses (apartments and/or condominiums) not to exceed 100 units per acre, 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), Food Service Establishments with cover charge 3 or more days per week (with or without accessory live entertainment), and Beverage Manufacturing or Processing with Storage and Repair of Service Vehicles and Outside Storage (Open with No Screening including Shipping Container Storage) on 1.189 acres out of NCB 965, located at 1508, 1514, and 1516 Broadway. Staff recommends Approval. (Adolfo Gonzalez, Zoning Planner, 210-207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department)

Staff mailed 18 notices sent; 0 in favor; 0 opposed; no response from Government Hill Alliance or Downtown Neighborhood Association.

Public Comment

- Dayne Sullivan is requesting 2 things: the contingency on the property regarding the rezoning and a traffic impact study opposition and is requesting a traffic impact study.

Motion: Commissioner Watson to approve item for continuance to October 17, 2023

Second: Commissioner Fuentes

In Favor: Unanimous

Opposed: None

MOTION PASSES

Item #23

ZONING CASE Z-2023-10700235 CD (Council District 5): 10/03/2023

A request for a change in zoning from "R-3 MLOD-2 MLR-2 AHOD" Single-Family Residential Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-3 CD MLOD-2 MLR-2 AHOD" Single-Family Residential Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 54, Block 1, NCB 6389, located at 1019 Rivas Street. Staff recommends Approval. (Adolfo Gonzalez, Zoning Planner, 210-207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department)

Staff mailed 47 notices sent; 1 in favor; 0 opposed; no response from West End Hope in Action Neighborhood Association.

No Public Comment

Motion: Commissioner Watson to approve item for continuance to October 17, 2023

Second: Commissioner Fuentes

In Favor: Unanimous

Opposed: None

MOTION PASSES

Item #26

ZONING CASE Z-2023-10700239 (Council District 1): 10/03/2023

A request for a change in zoning from "C-3NA S NCD-5 AHOD" General Commercial Nonalcoholic Sales Beacon Hill Area Neighborhood Conservation District Overlay Airport Hazard

Overlay District with a Specific Use Authorization for Warehousing and Open Storage to "IDZ-2 NCD-5 AHOD" Medium Intensity Infill Development Zone Beacon Hill Area Neighborhood Conservation District Overlay Airport Hazard Overlay District with uses permitted for thirty-three (33) dwelling units on Lots 29 through 37, Block 2, NCB 3597, located at 1010 West Ashby Place. Staff recommends Approval. (Kellye Sanders, Planning Coordinator, 210-207-2187, kellye.sanders@sanantonio.gov, Development Services Department)

Staff mailed 52 notices sent; 1 in favor, 0 opposed; Beacon Hill Area Neighborhood Association is opposed and no response from Alta Vista Neighborhood Association.

Public Comment

- Cocima Colvin, is in opposition and is working with the owner's attorney on a revised site plan. The agreement with Ms. Wissler is to work on a revised site plan that works for the developer and Beacon Hill Neighborhood Association to present to the members for a vote. At this moment a continuance is supported.

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

MOTION PASSES

Item #29

ZONING CASE Z-2023-10700242 (Council District 4): 10/03/2023

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 "L MLOD-2 MLR-2 AHOD" Light Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 44.988 acres out of NCB 14569, located at 11130 South Interstate Highway 35. Staff recommends Denial, with Alternate Recommendation. (Associated Plan Amendment PA-2023-11600065) (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department)

Staff mailed 21 notices sent; 1 in favor, 0 opposed; There are no registered Neighborhood Associations within 200 feet.

Public Comment

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

MOTION PASSES

Item #31

ZONING CASE Z-2023-10700245 (Council District 7): 10/03/2023

A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lot P-10, Lot P-10A, and Lot P-10B, NCB 18646, located at 6075 Sawyer Road. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment PA-2023-11600066) (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 72 notices sent; 0 in favor, 4 opposed; No registered Neighborhood Association within 200'; Outside 200 feet: 21 opposed; City of Leon Valley is opposed.

Voicemails

- Arthur Renteria, is in opposition.
- Brenda Dunlap, is in opposition.
- Holly Day, is in opposition.
- Kathy Johnson, is in opposition.
- Kimberly Beckman, is in opposition.
- Kristin Reistetter, is in opposition.
- Susan Pennington, is in opposition.
- Tabitha Mercado, is in opposition.

Public Comment

- Jeff Johnson, is in opposition.
- Roger Myers, is in opposition.
- Deena Dougherty, is in opposition.
- Joan Marcotte, is in opposition.
- Valerie Flynn, is in opposition.
- James Terrazas, is in opposition.
- Rose Rodriguez, is in opposition.
- Daniel Rodriguez, is in opposition.
- Rick Sullivan, is in opposition.

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

MOTION PASSES

CONTINAUNCE HEARING TO 11/07/2023

Item #3

ZONING CASE Z-2023-10700091 CD (Council District 6): Continued from 09/19/2023

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 sent; 0 in favor; 0 opposed; no registered Neighborhood Association.

No Public Comment

Motion: Commissioner Watson to approve item for continuance to November 7, 2023

Second: Commissioner Fuentes

In Favor: Unanimous

Opposed: None

MOTION PASSES

Public Comment

Rafael Cordova, general question. What is city's plan to encourage development of new dwellings and overcome the barriers that is homeowners and municipalities being opposed to rezoning and new development.

INDIVIDUAL HEARING

Item #30

ZONING CASE Z-2023-10700243 (Council District 5): 10/03/2023

A request for a change in zoning from I-1 RIO-4 AHOD" General Industrial River Improvement Overlay 4 Airport Hazard Overlay District, "I-1 H RIO-4 MC-1 AHOD" General Industrial Mission Historic River Improvement Overlay 4 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District, "I-1 RIO-4 MC-1 AHOD" General Industrial River Improvement Overlay 4 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District and acquired "UZROW" Unzoned Right-of-Way to "IDZ-3 RIO-4 AHOD" High Intensity Infill Development Zone River Improvement Overlay 4 Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District, "IDZ-3 H RIO-4 MC-1 AHOD" High Intensity Infill Development Zone Mission Historic River Improvement Overlay 4 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District, "IDZ-3 RIO-4 MC-1 AHOD" High Intensity Infill Development Zone River Improvement Overlay 4 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District, "IDZ-3 MC-1 AHOD" High Intensity Infill Development Zone Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District, and "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District on 2.5 acres out of NCB A20 and 0.3131 acres out of NCB 2987, Generally located in the 2000 block of South St. Mary's Street, 207 Roosevelt Avenue and 303 Mission Road. Staff recommends Approval. (Mark Chavez, Zoning Planner, 210-207-207-7395, Mark.Chavez@SanAntonio.Gov, Development Services Department)

Staff mailed 35 Notices Sent; 4 in favor, 0 opposed; Roosevelt Park is in support, no response from Lavaca Neighborhood Association; Outside 200 feet: 1 in favor, 0 opposed.

Applicant, Ashley Fairmont is present. The subject property is 2.5 acres in District 5. Ms. Fairmont is requesting IDZ-3, for commercial uses to include office and entertainment uses.

Public Comment

- Erin Bender, with the Roosevelt Neighborhood Association is in support.

Motion: Commissioner Bustamante to approve item as presented

Second: Commissioner Barros

In Favor: Unanimous

Opposed: None

MOTION PASSES**Item #2**

ZONING CASE Z-2023-10700046 ERZD (Council District 9): Continued from 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 sent; 1 in favor, 2 opposed; there are no registered Neighborhood Associations within 200 feet.

Michael Barr, SAWS Research Protection Division is present and comes to the podium to present recommendations on multifamily development. The 3.46 acres is undeveloped with native trees. No portion of the site is on a flood plain and no sensitive geologic features were observed or noted on file. SAWS recommends approval; with all environmental recommendations stated within the report to include 50% imperious cover for the multifamily 3.64-acre project.

Applicant, Kevin Deando with Brown and Ortiz comes to the podium with a presentation on the 3.5-acre site. Commercial and residential properties surround the subject property. The current request is for an MF-18 in to allow for a 59-unit multifamily residential development. The project will consist of 2 buildings closest to Highway 281. Predicted height is set to be no higher than 35 feet with no vehicular access on Shady Oaks and proposing a 6-foot fence (metal and concrete), and a buffer on the eastern lot line that is adjacent to the Shady Oaks Neighborhood. Drainage improvements will be made and compliance with all city ordinances to include military lighting, Edwards Aquifer Protection Ordinance, tree ordinance, and storm water sign requirements to include drainage requirements.

Public Comment

- Geenie Respic, is in opposition.
- Allen Hilton, is in opposition.
- Geoffrey Meade, is in opposition.

Rebuttal

Mr. Deando addresses the setback on the northern portion of the lot line. The set back will be 5 feet with an 8-foot electrical easement. There will be an 8-foot minimum set back the subject property and the San Pedro Mobile Home Park. Downward lighting will be used, and no variance is needed.

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

MOTION PASSES

RECESS: 3:00 PM

BACK IN SESSION: 3:12 PM

Item #4

ZONING CASE Z-2023-10700132 (Council District 4): Continued from 08/15/2023

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) (Kellye Sanders, Planning Coordinator, 210-207-5550, kellye.sanders@sanantonio.gov, Development Services Department)

Staff mailed 37 notices sent; 4 in favor; 2 opposed; no registered Neighborhood Association within 200 feet; Southwest ISD is opposed; outside 200': 1 in favor.

Applicant, Caroline McDonald is present. Ms. McDonald amends request to C2-CD which provides the adequate buffer setbacks on the 8.902 acre for the adequate buffer aligning with staff's recommendation and C-3 on the 5.7 acres (upper portion).

Truck traffic has been prohibited to eliminate traffic for teachers, parents, and student.

Motion: Commissioner Chase to approve item as amended
Second: Commissioner Watson
In Favor: Unanimous
Opposed: None

MOTION PASSES**Item #14****ZONING CASE Z-2023-10700213 CD S (Council District 1):** 10/03/2023

A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD S AHOD" Residential Single-Family District Airport Hazard Overlay District with a Conditional Use for Noncommercial Parking Lot and Specific Use Authorization for a Parking Lot as a Primary Use on Lots 9 and 10, Block 117, NCB 8813, located at 1802 & 1806 West Wildwood. Staff recommends Denial. (Adolfo Gonzalez, Zoning Planner, 210-207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department)

Staff mailed 32 notices sent; 8 in favor; 0 opposed; no response from Los Angeles Heights Neighborhood Association.

Applicant, representative Rob Killen, is seeking to rezone office space to R4 CD S with Conditional Use for a Noncommercial Parking Lot and a Specific Use for the removal of a home. Subject property will be a legal office space with 22 spaces for customer parking. Owner, Mr. Sepulveda has neighborhood support.

Motion: Commissioner Kellum to approve item as presented.

Second: Commissioner Barros

In Favor: Unanimous

Opposed: None

MOTION PASSES**Item #18****ZONING CASE Z-2023-10700228 (Council District 8):** 10/03/2023

A request for a change in zoning from "NC MSAO-1 MLOD-1 MLR-1 AHOD" Neighborhood Commercial Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 MSAO-1 MLOD-1 MLR-1 AHOD" Commercial Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 2.432 acres out of NCB 35936, located at 20215 West Tejas Trail. Staff recommends Approval. (Associated Plan Amendment PA-2023-11600063) (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 11 notices sent; 0 in favor, 1 opposed; no registered Neighborhood Association within 200 feet.

The applicant, Tom Tucker is present. Mr. Tucker has connected with District 8 and spoke with Lori Garza. He intends to use the property commercially. To reach out to the community, he emailed the Pineapple School on May 19, 2023, and did not receive a response.

Public Comment

- Krisana Puccio, is in opposition and is requesting 2 more weeks for discussion.

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

MOTION FAILS

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

MOTION PASSES

Motion: Commissioner Bustamante to approve item for continuance November 7, 2023
Second: Commissioner Fuentes
In Favor: Unanimous
Opposed: None

MOTION PASSES

Commissioner Bustamante exits Board Room at 3:52 PM
Commissioner Bustamante enters Board Room at 4:00 PM

Item #28

ZONING CASE Z-2023-10700241 (Council District 5): 10/03/2023

A request for a change in zoning from "I-2 RIO-7E MLOD-2 MLR-2 AHOD" Heavy Industrial River Improvement Overlay 7E Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 IDZ RIO-7E MLOD-2 MLR-2 AHOD" Commercial Infill Development Zone Overlay River Improvement Overlay 7E Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 0.901 acres out of NCB 2827, located at 119 and 135 West Lachapelle Street. Staff recommends Denial, with an Alternate Recommendation. (Kellye Sanders, Planning Coordinator, 210-207-2187, kellye.sanders@sanantonio.gov, Development Services Department)

Staff mailed 11 notices sent; 0 in favor, 0 opposed; Collins Garden Neighborhood Association does not oppose.

Applicant, Patrick Christenson present and is requesting IDZ overlay for warehouse paving.

No Public Comment

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

MOTION PASSES

Item #33

Discussion and Consideration of Cancellation of the November 21, 2023 Zoning Commission meeting.

Motion: Commissioner Bustamante motions to cancel meeting on November 21, 2023
Second: Commissioner Watson
In Favor: Unanimous
Opposed: None

MOTION PASSES

Item #34

Nomination & Consideration of Vice-Chair and Pro-Tem for the Zoning Commission

Motion: Commissioner Bustamante nominates Commissioner Watson as Vice-Chair
Second: Commissioner Whitsett
In Favor: Unanimous
Opposed: None

Commissioner Barros Nominates Commissioner Fuentes as Vice-Chair
Commissioner Fuentes declines nomination

Motion: Commissioner Bustamante nominates Commissioner Fuentes for Pro-Tem
Second: Commissioner Watson
In Favor: Unanimous
Opposed: None

MOTION PASSES

Minutes

Consideration and approval of September 19, 2023 Zoning Commission Minutes.

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

MOTION PASSES

Director's Report – No report at this time.

Adjournment.

There being no further business, the meeting was adjourned at 4:18 P.M.

APPROVED BY: _____ or _____
Robert Sipes, Chair

DATE: _____

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