

**20.** Consideration and Approval of the May 21, 2024 Zoning Commission Minutes.

# City of San Antonio



## Minutes Zoning Commission Development and Business Services Center 1901 S. Alamo

**Tuesday, May 21, 2024**

**1:00 PM**

**1901 S. Alamo**

The meeting was called to by Chair Sipes order at 1:15 PM and roll was called by the Dezarae Leal noting the following members present:

Roll Call – Present: Kellum, Watson, Hinojosa, Reyes, Bustamante, Hui, Sipes, Ortiz, Barros, Whitsett, Chase

Absent: None

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

1. **(POSTPONED) ZONING CASE Z-2024-10700052 CD:** 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 to “R-3 CD MLOD-3 MLR-2 AHOD” Single-Family Residential Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 1 and Lot 2, Block 2 NCB 1173, located at 1606 East Carson Street.

This item was postponed and not heard at this meeting.

2. **(WITHDRAWN) ZONING CASE Z-2024-10700057 CD ERZD:** A request for a change in zoning from “R-6 MLOD-1 MLR-2 ERZD” Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to “R-6 CD MLOD-1 MLR-2 ERZD” Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with a Conditional Use for Assisted Living Facility up to 16 residents on Lots 1 and 2, Block 15, NCB 14819, located at 1802 Poppy Peak.

This item was withdrawn and not heard at this meeting.

3. **(POSTPONED) ZONING CASE Z-2024-10700081 CD:** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-6 CD AHOD” Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on the east 16.5 feet of Lot 15 and the west 30 feet of Lot 16, Block 4, NCB 2209, located at 1019 Perez Street.

This item was postponed and not heard at this meeting.

4. **(POSTPONED) ZONING CASE Z-2024-10700084:** A request for a change in zoning from “NP-10 MLOD-2 MLR-1 AHOD” Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, “R-4 MLOD-2 MLR-1 AHOD” Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, “C-3R MLOD-2 MLR-1 AHOD” General Commercial Restrictive Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, and “I-1 MLOD-2 MLR-1 AHOD” General Industrial District to “R-4 MLOD-2 MLR-1 AHOD” Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 24.13 acres out of NCB 17364 and NCB 11298, located at 9371 Interstate 35 South.

This item was postponed and not heard at this meeting.

**Items 5 & 6** were covered collectively.

5. Discussion and action on a proposed amendment to Chapter 35, the Unified Development Code (UDC), to establish “ICOD” Industrial Compatibility Overlay Districts. Staff recommends approval. (Zenon Solis, Planning Manager, (210) 207-5409, zenon.solis@sanantonio.gov, Planning Department).

Staff stated 13,364 notices were mailed for Planning Commission Public Hearing. 3 in favor within the overlay boundary, 7 in favor outside of the overlay boundary, 23 in opposition within the overlay boundary, 34 in opposition outside of the overlay boundary 1 letter of support from the Greater San Antonio Chamber of Commerce.

## **Public Comment**

### **In person**

Patty Gibbins, spoke in opposition.

Ida Martinez, spoke in opposition.

Stephen Fox, attorney for Mr. Estrada, is in opposition.

Erik T Rodriguez, spoke in opposition.

Taurino Alfaro, spoke in opposition.

Ricky Rodriguez, spoke in opposition.

Hannah Oppeh, is in opposition.

Fermin Rajunov, spoke in opposition.

David Paichard, spoke in opposition.

Stanton Buckelew, spoke in opposition.  
Ernest Chacon, spoke in opposition.  
Norberto Chavez, spoke in opposition.  
Ada Jimenez, spoke in opposition.  
James Hill, spoke in opposition.  
Priscilla Cervantes, spoke in opposition.  
Beth English, spoke in opposition.  
John Stallings, spoke in opposition.  
Andrew Nicholas, spoke in opposition.  
Aleida Montellano, is in opposition.  
Debbie Rodirguez, is in opposition.  
Crystal Trevino, spoke in opposition.  
Lorenzo Segura, spoke in opposition.  
David Estrada, spoke in opposition.  
Manuel Cervantes, spoke in opposition.

Audry Zamora, City Attorney, stated that the process of the hearing as stated in the UDC and in the code as it requires public comment be heard prior to a motion made.

#### **Voicemail**

Jesus Chavez, spoke in opposition.

6. **ZONING CASE Z2024-10700109**: Adding the zoning classification of “ICOD-1” Industrial Compatibility Overlay District-1 to the property identified as Bexar County Appraisal District Property ID 986344 / Geographic ID 04297-202-0010 (which is generally located on the south side of San Antonio between Leon Creek to the north, Pleasanton Road to the east, Medina River to the south, and Applewhite Road to the west; and is further described as Lot 1, Block 2, CB 4297B of the TMMTX Subdivision recorded in Volume 9562 Pages 27-39 of the Deed and Plat Records of Bexar County, Texas, Save and Except those portions conveyed to the City of San Antonio under Special Warranty Deeds recorded in Volume 13276 Page 133 and Volume 13276 Page 156) and all properties within the two-mile area extending from the boundaries of BCAD Property ID 968344 / Geographic ID 04297-202-0010 and located within the San Antonio city limits. Staff recommends approval. (Zenon Solis, Planning Manager, (210) 207-5409, zenon.solis@sanantonio.gov, Planning Department)

Staff stated 13,364 notices were mailed for Planning Commission Public Hearing. 3 in favor within the overlay boundary, 7 in favor outside of the overlay boundary, 23 in opposition within the overlay boundary, 34 in opposition outside of the overlay boundary 1 letter of support from the Greater San Antonio Chamber of Commerce.

#### **Public Comment**

##### **Voicemail**

Herna Guerra, spoke in opposition.  
Cecil Castaneda, spoke in opposition.  
Chinenye Okafor, spoke in opposition.

Joe Bustos, spoke in opposition.  
Joe Rodriguez, spoke in opposition.  
John Stallings, spoke in opposition.  
Jose Jimenez, spoke in opposition.  
Kathy Carlile, spoke in opposition.  
Linda Villareal, spoke in opposition.  
Patricia Macias, spoke in opposition.  
Raymond Ford, spoke in opposition.  
Rebecca Rodriguez, spoke in opposition.  
Rosa Hollinsworth, spoke in opposition.  
Sara Peters, spoke in opposition.  
Sinurey Stallings, spoke in opposition.  
Yesenia Rangel, spoke in opposition.  
Yolanda Benavides, spoke in opposition.

Rudy Nino, Assistant Director, stated there is an exception written into the code. This applies to residents currently residing in the affected area. An existing provision is written into the ICOD for those existing residents including legal projects that have the zoning to conduct business in the area. The county cannot be rezoned in Texas.

Audrey Zamora, City Attorney, clarified that the Commission cannot direct city staff and should not be included in the motion. It can be noted and recommended. A follow-up can occur in the following meeting.

Commissioner Bustamante recommends a community meeting be conducted. Commissioner Barros recommends the community meeting take place near Texas A&M San Antonio.

Audrey Zamora, City Attorney, spoke into the record to clarify, city attorney's office did not direct Commissioner Whitsett to recuse himself. It is asked to clarify if he is recusing or abstaining.

**Commissioner Bustamante exited the meeting at 4:45 pm.**

Commissioner Whitsett stated he would abstain from the vote.

Commissioner Reyes moved for a continuance until July 16, 2024; time certain at 5:00 p.m.  
Commissioner Barros seconded the motion. The motion carried by the following vote:

Commissioner Reyes amends motion for a continuance to 6:00 pm.

Audry Zamora, City Attorney, stated the second needs to accept the amendment.

Commissioner Barros accepts the friendly amendment.

Commissioner Reyes moved for a continuance until July 16, 2024; time certain at 6:00 p.m.  
Commissioner Barros seconded the motion. The motion carried by the following vote:

**Aye:** Kellum, Watson, Hinojosa, Reyes, Hui, Ortiz, Barros, Sipes, Chase

**Nay:** None

**Abstain:** Whitsett

## MOTION PASSES

7. **ZONING CASE Z-2024-10700059 CD**: 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 NCB 18225, generally located at the southeast corner of the intersection of Weichold Road and Interstate 10 East. Staff recommends approval. (Associated Plan Amendment Case PA-2024-11600022) (Joshua Jaeschke, Senior Planner, (210) 207-0255, Joshua.Jaeschke@sanantonio.gov, Planning Department)

Staff stated 76 notices were mailed to property owners, and there is no registered neighborhood association.

## Public Comment

### Voicemails

Tianna Williams, spoke in opposition.

### Motion

Commissioner Watson motion for a continuance to until June 4, 2024. Commissioner Barros seconded the motion. The motion carried by the following vote:

**Aye:** Kellum, Watson, Hinojosa, Reyes, Bustamante, Hui, Sipes, Ortiz, Barros, Whitsett, Chase

**Nay:** None

8. **ZONING CASE Z-2023-10700266 CD** – (Continued from 5/7/2024): 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 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 three (3) dwelling units on Lot 57, Block 4, NCB 13892, located at 5518 Ivanhoe Street. Staff recommends denial. (Alexa Retana, Zoning Planner, (210) 207-5407, Alexa.Retana@sanantonio.gov, Development Services Department).

Staff stated 44 notices were mailed to property owners, 0 returned in favor, 1 returned in opposition. Culebra Park Neighborhood Association request a continuance. Thunderbird Hills Neighborhood Association request a continuance.

**No Public Comment****Motion**

Commissioner Watson motion for a continuance to until June 4, 2024. Commissioner Barros seconded the motion. The motion carried by the following vote:

**Aye:** Kellum, Watson, Hinojosa, Reyes, Bustamante, Hui, Sipes, Ortiz, Barros, Whitsett, Chase  
**Nay:** None

9. **ZONING CASE Z-2023-10700304** – (Continued from 5/7/2024): 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-2 MLOD-2 MLR-2 AHOD” Medium Intensity Infill Development Zone Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for four (4) dwelling units on Lot 31 and Lot 32, Block 14, NCB 3497, located at 259 Taft Boulevard. Staff recommends denial, with an alternate recommendation. (Associated Plan Amendment Case PA-2023-11600077) (Alexa Retana, Zoning Planner, (210) 207-5407, Alexa.Retana@sanantonio.gov, Development Services Department).

Staff stated 32 notices were mailed to property owners, 0 returned in favor, 0 returned in opposition, Palm Heights Neighborhood Association is in opposition of 4 units but supports 2 units.

Manuel Gavarete, applicant, stated he has several properties and in the future, he would like to build and adhere to city codes.

**No Public Comment****Motion**

Commissioner Bustamante motion for approval of the item as amended with the updated site plan. Commissioner Barros seconded the motion. The motion carried by the following vote:

**Aye:** Kellum, Watson, Hinojosa, Reyes, Bustamante, Hui, Sipes, Ortiz, Barros, Whitsett, Chase  
**Nay:** None

10. **ZONING CASE Z-2023-10700361 CD** – (Continued from 5/7/2024): 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 to “R-5 CD MLOD-3 MLR-2 AHOD” Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on the south 100 feet of Lot 10, Block 1, NCB 3133, located at 305 Sandmeyer Street. Staff recommends approval. (Samantha Benavides, Zoning Planner, (210) 207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department).

Staff stated 34 notices were mailed to property owners, 1 returned in favor, 6 returned in opposition, Government Hill Alliance Neighborhood Association did not provide a response, Government Hill Tomorrow Community Organization: is opposed and outside 200’.

### **No Public Comment**

### **Motion**

Commissioner Watson motion for a continuance to until June 18, 2024. Commissioner Whitsett seconded the motion. The motion carried by the following vote:

**Aye:** Kellum, Watson, Hinojosa, Reyes, Bustamante, Hui, Sipes, Ortiz, Barros, Whitsett, Chase  
**Nay:** None

11. **ZONING CASE Z-2024-10700043** – (Continued from 5/7/2024): A request for a change in zoning from “C-3 H RIO-5 AHOD” General Commercial Mission Historic Overlay River Improvement Overlay 5 Airport Hazard Overlay District to “MF-18 H RIO-5 AHOD” Limited Density Multi-Family Mission Historic Overlay River Improvement Overlay 5 Airport Hazard Overlay District on 5.56 acres out of NCB 7657, located at 3400 Mission Road. Staff recommends approval. (Associated Plan Amendment Case PA-2024-11600014) (Alexa Retana, Zoning Planner, (210) 207-5407, Alexa.Retana@sanantonio.gov, Development Services Department).

Staff stated 21 notices were mailed to property owners, 1 returned in favor, 0 returned in opposition, Hot Wells Neighborhood Association is in favor, Mission San Jose Neighborhood Association is in opposition, outside 200’ 7 in opposition.

Ken Brown, applicant’s representative, stated a down zoning is being requested from “C-3” to “MF-18” specifically a senior housing community. He has met with the city council person.

### **Public Comment**

#### **In Person**

Jane Henry, President of Mission San Jose Neighborhood Association, is in opposition.

Theresa Ybanez, spoke in opposition.

Brody Alexander, Hot Wells Mission Neighborhood Association, spoke in support.

Rosemary Anguillano Zuniga, spoke in opposition.

#### **Voicemail**

Kevin Secula, spoke in opposition.

#### **Rebuttal**

Mr. Brown and Wallace Reid do not believe the property is close to Mission San Jose as it is 2000’ away. The rezoning fits well with the land use plan.

### **Motion**

Commissioner Hinojosa motioned for approval of the item. Commissioner Barros seconded the motion. The motion carried by the following vote:

**Aye:** Kellum, Watson, Hinojosa, Reyes, Bustamante, Hui, Sipes, Ortiz, Barros, Whitsett, Chase  
**Nay:** None

**Commission went into recess at 3:28 pm and reconvened at 3:40 pm**

12. **ZONING CASE Z-2024-10700047** – (Continued from 5/7/2024): A request for a change in zoning from “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for Auto, Boat, and Recreational Vehicle Storage (Outdoor/Covered) to “MXD AHOD” Mixed Use Airport Hazard Overlay District with a maximum density of 25 units per acre on Lot P-5, NCB 15831, generally located in 14000 block of Nacogdoches Road. Staff recommends approval. (Associated Plan Amendment Case PA-2024-11600016) (Kellye Sanders, Planning Coordinator, (210) 207-2187, kellye.sanders@sanantonio.gov, Development Services Department).

Staff stated 47 notices were mailed to property owners, 1 returned in favor, 9 returned in opposition, no response registered neighborhood association within 200’. Outside 200’: 2 in favor 37 opposed.

**Public Comment**

**Voicemails**

Karen Rose, spoke in opposition.

Kenneth Llyod, spoke in opposition.

Phalb Henderson, spoke in opposition.

Rebecca McGrory, spoke in opposition.

**Motion**

Commissioner Watson motion for a continuance to until June 4, 2024. Commissioner Barros seconded the motion. The motion carried by the following vote:

**Aye:** Kellum, Watson, Hinojosa, Reyes, Bustamante, Hui, Sipes, Ortiz, Barros, Whitsett, Chase  
**Nay:** None

13. **ZONING CASE Z-2024-10700048** – (Continued from 5/7/2024): A request for a change in zoning from “R-6 H RIO-5 MC-1 AHOD” Residential Single-Family Mission Historic Overlay River Improvement Overlay 5 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District to “C-2 H RIO-5 MC-1 AHOD Commercial Mission Historic Overlay River Improvement Overlay 5 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District on Lot 2, Block 22, NCB 3577, located at 420 Eads Avenue. Staff recommends denial, with an alternate recommendation. (Associated Plan Amendment PA-2024-11600017) (Samantha Benavides, Zoning Planner, (210) 207- 6034, Samantha.Benavides@sanantonio.gov, Development Services Department).

This item was postponed and not heard at this meeting.

14. **ZONING CASE Z-2023-10700197 CD**: A request for a change in zoning from “O-2 MLOD-2 MLR-1 AHOD” High-Rise Office 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-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 Oversized Vehicle and Vehicle Storage on Lot 9 and Lot 10, Block 18, NCB 15380 Save and Except 0.5806 acres out of Lot 10, located at 7523 West Military Drive and 7019 Woodgate Drive. Staff recommends denial. (Samantha Benavides, Zoning Planner, (210) 207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department).

Staff stated 25 notices were mailed to property owners, 0 returned in favor, 0 returned in opposition, no registered neighborhood association within 200’, outside 200’: no response.

### **No Public Comment**

### **Motion**

Commissioner Watson motion for a continuance to until June 4, 2024. Commissioner Barros seconded the motion. The motion carried by the following vote:

**Aye:** Kellum, Watson, Hinojosa, Reyes, Bustamante, Hui, Sipes, Ortiz, Barros, Whitsett, Chase  
**Nay:** None

15. **ZONING CASE Z-2023-10700372 CD**: 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 “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 Home Improvement Center on Lot 8, Lot 9, and the west 31.3 feet of Lots 7 and 10, Block 35, NCB 11475, located at 4131 Culebra Road. Staff recommends denial, with an alternate recommendation. (Alexa Retana, Zoning Planner, (210) 207-5407, Alexa.Retana@sanantonio.gov, Development Services Department).

### **Motion**

Commissioner Watson motion for a continuance to until June 18, 2024. Commissioner Whitsett seconded the motion. The motion carried by the following vote:

**Aye:** Kellum, Watson, Hinojosa, Reyes, Bustamante, Hui, Sipes, Ortiz, Barros, Whitsett, Chase  
**Nay:** None

16. **ZONING CASE Z-2024-10700023**: A request for a change in zoning from “C-2 MLOD-2 MLR-1 AHOD Commercial 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 68 and 151, Block 1, NCB 11253, located at 7150 New Laredo Highway. Staff recommends approval. (Samantha Benavides, Zoning

Planner, (210) 207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department).

Staff stated 23 notices were mailed to property owners, 1 returned in favor, 0 returned in opposition, no registered neighborhood association within 200'; outside 200': no response.

### **Motion**

Commissioner Watson moved that the Zoning Commission approve the item as presented. Commissioner Barros seconded the motion. The motion carried by the following vote:

**Aye:** Kellum, Watson, Hinojosa, Reyes, Bustamante, Hui, Sipes, Ortiz, Barros, Whitsett, Chase

**Nay:** None

17. **ZONING CASE Z-2024-10700033**: 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 for three (3) dwelling units on Lot 16, Block 4, NCB 2047, located at 124 Princeton Avenue. Staff recommends approval. (Eradio Gomez, Zoning Senior Planner, (210) 207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department).

Staff stated 34 notices were mailed to property owners, 6 in favor, 0 in opposition, Uptown & Beacon Hill Area Neighborhood Associations did not provide a response.

### **Motion**

Commissioner Watson moved that the Zoning Commission approve the item as presented. Commissioner Barros seconded the motion. The motion carried by the following vote:

**Aye:** Kellum, Watson, Hinojosa, Reyes, Bustamante, Hui, Sipes, Ortiz, Barros, Whitsett, Chase

**Nay:** None

18. **ZONING CASE Z-2024-10700061**: A request for a change in zoning from "C-3NA RIO-2 AHOD" General Commercial Nonalcoholic Sales River Improvement Overlay 2 Airport Hazard Overlay District and "IDZ-3 RIO-2 AHOD" High Intensity Infill Development Zone River Improvement Overlay 2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Bar/Tavern without cover charge 3 or more days per week, Microbrewery, Winery with bottling, Timeshares or Corporate Apartment, Hotel, Studio-Sound and Recording, Club-Private, Office Warehouse (Flex Space) and Multi-Family dwelling units not to exceed 325 units to "IDZ-3 RIO-2 AHOD" High Intensity Infill Development Zone River Improvement Overlay 2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Bar/Tavern without cover charge 3 or more days per week, Microbrewery, Winery with bottling, Timeshares or Corporate Apartment, Hotel, Studio-Sound and Recording, Club-Private, Office Warehouse (Flex Space) and Multi-family dwelling units not to exceed 325 units on 1.865 acres out of NCB 6792, located at 1301 and 1311 East Elmira Street, 813 East Myrtle Street, 818 East Locust Street, and 1212-1218 East Euclid Street. Staff recommends approval. (Samantha Benavides, Zoning Planner, (210) 207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department).

Staff stated 50 notices were mailed to property owners, 0 returned in favor, 0 returned in opposition, Tobin Hill Neighborhood Association is in favor, SoJo Commons Homeowner Association is in favor, outside 200' no response was provided.

### **Motion**

Commissioner Watson moved that the Zoning Commission approve the item as presented. Commissioner Barros seconded the motion. The motion carried by the following vote:

**Aye:** Kellum, Watson, Hinojosa, Reyes, Bustamante, Hui, Sipes, Ortiz, Barros, Whitsett, Chase  
**Nay:** None

19. **ZONING CASE Z-2024-10700085 CD:** 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 “R-4 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) units on 0.313 acres out of NCB 7896, located at 727 Stonewall Avenue. Staff recommends approval. (Alexa Retana, Zoning Planner, (210) 207-5407, Alexa.Retana@sanantonio.gov, Development Services Department).

Staff stated 27 notices were mailed to property owners, 0 returned in favor, 1 returned in opposition, Tierra Linda Neighborhood Association is in favor, no response was provided from outside 200'.

### **Motion**

Commissioner Watson moved that the Zoning Commission approve the item as presented. Commissioner Barros seconded the motion. The motion carried by the following vote:

**Aye:** Kellum, Watson, Hinojosa, Reyes, Bustamante, Hui, Sipes, Ortiz, Barros, Whitsett, Chase  
**Nay:** None

20. **ZONING CASE Z-2024-10700089:** A request for a change in zoning from “C-2 MLOD-3 MLR-2 AHOD” Commercial Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and “C-3 MLOD-3 MLR-2 AHOD” General Commercial Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to “I-1 MLOD-3 MLR-2 AHOD” General Industrial Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 3, Block 7, NCB 16567, located at 8810 Interstate Highway 10 East. Staff recommends approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2024-11600030) (Bronte Frere, Zoning Planner, (210) 207-5876, Bronte.Frere@sanantonio.gov, Development Services Department).

Staff stated 8 notices were mailed to property owners, 0 returned in favor, 0 returned in opposition, no registered neighborhood association win 200'.

### **Public Comment**

**In Person**

Ulises Guerra, requested additional information and is neutral.

**Motion**

Commissioner Watson moved that the Zoning Commission approve the item as presented. Commissioner Barros seconded the motion. The motion carried by the following vote:

**Aye:** Kellum, Watson, Hinojosa, Reyes, Bustamante, Hui, Sipes, Ortiz, Barros, Whitsett, Chase

**Nay:** None

- 21. **ZONING CASE Z-2024-10700092:** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District and “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District to “IDZ-2 AHOD” Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for Studio - Fine or Performing Arts on Lots 1-5, Block 16, NCB 10063, located at 802 Oblate Drive. Staff recommends approval. (Kellye Sanders, Planning Coordinator, (210) 207-2187, kellye.sanders@sanantonio.gov, Development Services Department).

Staff stated 27 notices were mailed to property owners, 0 returned in favor, 0 returned in opposition, Shearer Hills Ridgeview Neighborhood Association is in favor and no response from the San Antonio Texas District One Resident Association

**Public Comment**

**Voicemail**

Charles Newery, spoke in favor.

**Motion**

Commissioner Watson moved that the Zoning Commission approve the item as presented. Commissioner Barros seconded the motion. The motion carried by the following vote:

**Aye:** Kellum, Watson, Hinojosa, Reyes, Bustamante, Hui, Sipes, Ortiz, Barros, Whitsett, Chase

**Nay:** None

- 22. **ZONING CASE Z-2024-10700093:** A request for a change in zoning from “L AHOD” Light Industrial Airport Hazard Overlay District and “C-3 AHOD” General Commercial Airport Hazard Overlay District to “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District on 88.979 acres out of NCB 16584 and NCB 17658, located at 17103 Nacogdoches Road. Staff recommends approval. (Associated Plan Amendment PA-2024- 11600032) (Kellye Sanders, Planning Coordinator, (210) 207-2187, kellye.sanders@sanantonio.gov, Development Services Department).

Staff stated 13 notices were mailed to property owners, 1 returned in favor, 1 returned in opposition, no response from Northeast Neighborhood Alliance, outside 200’ Rolling Meadows Homeowners Association, Inc has no objection.

**Motion**

Commissioner Watson moved that the Zoning Commission approve the item with amending boundaries to add a save and except; subject property is decreasing. Commissioner Barros seconded the motion. The motion carried by the following vote:

**Aye:** Kellum, Watson, Hinojosa, Reyes, Bustamante, Hui, Sipes, Ortiz, Barros, Whitsett, Chase  
**Nay:** None

23. **ZONING CASE Z-2024-10700108:** A request for a change in zoning from “I-2 EP-1 MLOD-3 MLR-2” Heavy Industrial Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to “R-4 EP-1 MLOD-3 MLR-2” Residential Single-Family Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District on Lot 11, Block 56, NCB 1246, located at 711 Larry Street. Staff recommends approval. (Forrest Wilson, Principal Planner, (210) 207-0157, forrest.wilson@sanantonio.gov, Development Services Department).

Staff stated 25 notices were mailed to property owners, 1 returned in favor, 0 returned in opposition, no response from Harvard Place Eastlawn Neighborhood Association.

**Motion**

Commissioner Watson moved that the Zoning Commission approve the item as presented. Commissioner Barros seconded the motion. The motion carried by the following vote:

**Aye:** Kellum, Watson, Hinojosa, Reyes, Bustamante, Hui, Sipes, Ortiz, Barros, Whitsett, Chase  
**Nay:** None

24. Consideration and Approval of the May 7, 2024 Zoning Commission Minutes.

Commissioner Ortiz moved to approve the minutes of the Zoning Commission Meeting of May 7, 2024. Commissioner Reyes seconded the motion. The motion carried by the following vote:

**Aye:** Kellum, Watson, Hinojosa, Reyes, Hui, Sipes, Ortiz, Barros, Whitsett, Chase.  
**Nay:** None.

**Director’s Report**

No report was given.

**Staff Announcements**

None

**Adjournment**

There being no further discussion, the meeting was adjourned at 4:50 PM.

APPROVED BY: \_\_\_\_\_ or \_\_\_\_\_  
Chairman Vice-Chair

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

ATTESTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
Executive Secretary