

City of San Antonio



MINUTES

Zoning Commission

Development and Business Services

Center

1901 South Alamo

Tuesday, February 7, 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.

**1:08 PM – Call to order**

SeproTec Translators were present.

**ROLL CALL: Present:** Sipes, Ortiz, Hui, Fuentes, Whyte, Greathouse, Watson, Bustamante, Barros,  
**Absent:** Lugalia-Hollon, Kamath

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

Commissioner Bustamante enters Board Room at 1:12 P.M.

**COMBINED HEARING 1**

**Item #7**

**ZONING CASE Z-2022-10700338 (Council District 8):** Continued from 01/17/2023.

A request for a change in zoning from "R-6 GC-1 UC-1 MSAO-1 MLOD-1 MLR-1 AHOD" Single-Family Residential Hill Country Gateway Corridor IH-10/FM 1604 Urban Corridor Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-3 GC-1 UC-1 MSAO-1 MLOD-1 MLR-1 AHOD" General Commercial Hill Country Gateway Corridor IH-10/FM 1604 Urban Corridor Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 GC-1 UC-1 MSAO-1 MLOD-1 MLR-1 AHOD" Commercial Hill Country Gateway Corridor IH-10/FM 1604 Urban Corridor Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 3.14 acres out of NCB 34670 and NCB 34725, generally located in the 6500 Block of Camp Bullis Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600119) (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 26 notices to property owners within 200 feet, 0 returned in favor, 1 opposed; no response from Friends of San Antonio Natural Areas, and Crownridge of Texas HOA is in support, with conditions.

#### **No Public Comment**

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

#### **MOTION PASSES**

#### **Item #8**

##### **ZONING CASE Z-2022-10700246 HL** (Council District 1): 2/7/2023

A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 HL AHOD" Limited Intensity Infill Development Zone Historic Landmark Airport Hazard Overlay District with uses permitted for Food Service Establishment on Lot 9, Lot 10, and the western 2.83 feet of Lot 8, Block 5, NCB 1902, located at 312 West Courtland Place. Staff recommends Approval. (Elizabeth Steward, Zoning Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff mailed 9 notices to property owners within 200 feet, 1 returned in favor, 6 opposed, Tobin Hill Community Association is in support, 1 in opposition outside 200 feet, 3 in favor outside 200 feet.

#### **Voicemails**

- Frederica Kushner, is in support.

#### **No Public Comment**

**Motion:** Commissioner Greathouse to approve item with an amended site plan.  
**Second:** Barros

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

**MOTION PASSES****Item #9****ZONING CASE Z-2022-10700326 (Council District 3): 2/7/2023**

A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on 28.45 acres out of NCB 11166, located at 1046 East Chavaneaux. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600114) (Elizabeth Steward, Zoning Planner, (210) 207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff mailed 25 notices to property owners within 200 feet, 1 returned in favor, 0 returned in opposition, no response from Villa Coronado Neighborhood Association.

**Voicemails**

- Olga Martinez, is requesting a continuance.

**No Public Comment**

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

**MOTION PASSES****Item #10****ZONING CASE Z-2022-10700331 (Council District 2): 2/7/2023**

A request for a change in zoning from "R-4 EP-1 MLOD-3 MLR-2" Residential Single-Family Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "NC EP-1 MLOD-3 MLR-2" Neighborhood Commercial Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on Lots 38, 39, and 40, Block 8, NCB 10246, located at 207 Ferris Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600115) (Adolfo Gonzalez, Zoning Planner, 210-207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department)

Staff mailed 49 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition no response from Coliseum/Willow Park Neighborhood Association.

**No Public Comment**

**Motion:** Commissioner Greathouse to approve item as presented.  
**Second:** Barros

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

**MOTION PASSES**

**Item #11**

**ZONING CASE Z-2022-10700342 (Council District 3): 2/7/2023**

A request for a change in zoning from "MR AHOD" Military Reservation Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on 13.920 acres out of NCB 10879, located at 8219 Lindbergh Landing. Staff recommends Approval. (Adolfo Gonzalez, Zoning Planner, 210-207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department)

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

**No Public Comment**

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

**MOTION PASSES**

**Item #12**

**ZONING CASE Z-2022-10700343 (Council District 10): 2/7/2023**

A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on 2.273 acres out of NCB 11963, located at 8790 Crownhill Boulevard. Staff recommends Approval. (Elizabeth Steward, Zoning Planner, (210) 207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

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

**No Public Comment**

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

**MOTION PASSES**

**Item #13**

**ZONING CASE Z-2022-10700344 (Council District 7): 2/7/2023**

A request for a change in zoning from "RE" Residential Estate District and "C-2" Commercial District to "MF-25" Low Density Multi-Family District on 2.819 acres out of NCB 14657, located at 5994 Whitby Road. Staff recommends Approval. (Ashley Leal, Zoning Planner, 210-207-6311, ashley.leal@sanantonio.gov, Development Services Department)

Staff mailed 9 notices to property owners within 200 feet, 1 returned in favor, 0 returned in opposition, and the Alamo Farmsteads/Babcock Road Neighborhood Association is in support.

### **No Public Comment**

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

### **MOTION PASSES**

#### **Item #15**

#### **ZONING CASE Z-2022-10700346 CD (Council District 3): 2/7/2023**

A request for a change in zoning from "C-2 MC-1 AHOD" Commercial Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District and "R-4 MC-1 AHOD" Single-Family Residential Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District to "C-2 CD MC-1 AHOD" Commercial Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with a Conditional Use for Carwash on 1.27 acres out of NCB 11156, generally located at the 5000 block of Roosevelt Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600112) (Camryn Blackmon, Zoning Planner, (210) 207-0197, Camryn.Blackmon@sanantonio.gov, Development Services Department)

Staff mailed 31 notices to property owners within 200 feet, 1 returned in favor, 0 returned in opposition, no objections from Villa Coronado Neighborhood Association, Loma Mesa Residential Community is opposed.

#### **Voicemails**

- Olga Martinez, is in support.
- Ms. Estrada, is in support.

### **No Public Comment**

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

### **MOTION PASSES**

### **No Public Comment**

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

## **MOTION PASSES**

### **Item #16**

#### **ZONING CASE Z-2022-10700347 (Council District 6): 2/7/2023**

A request for a change in zoning from "MF-33 MLOD-2 MLR-2" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 District & "NP-8 MLOD-2 MLR-2" Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 2 District to "L MLOD-2 MLR-2" Light Industrial Lackland Military Lighting Overlay Military Lighting Region 2 District on 90.28 acres out of NCB 34400, generally located in the 11100 Block of West Military Drive. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 20 notices to property owners within 200 feet, 1 returned in favor, 1 returned in opposition, no registered Neighborhood Association within 200 feet.

### **No Public Comment**

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

## **MOTION PASSES**

### **Item #17**

#### **ZONING CASE Z-2022-10700348 (Council District 3): 2/7/2023**

A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on 4.607 acres out of NCB 10935, located at 4251 Clark Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600123) (Elizabeth Steward, Zoning Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff mailed 33 notices to property owners within 200 feet, 3 returned in favor, 2 returned in opposition, Highland Hills Neighborhood Association is in support.

### **No Public Comment**

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

**MOTION PASSES****Item #18****ZONING CASE Z-2022-10700349 (Council District 3): 2/7/2023**

A request for a change in zoning from "MI-1 AHOD" Mixed Light Industrial Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 35.583 acres out of NCB 10915, located at 9342 Southeast Loop 410. Staff recommends Approval. (Adolfo Gonzalez, Zoning Planner, 210-207-5407, [adolfo.gonzalez@sanantonio.gov](mailto:adolfo.gonzalez@sanantonio.gov), Development Services Department)

Staff mailed 22 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, no registered Neighborhood Association.

**No Public Comment**

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

**MOTION PASSES****Item#19****ZONING CASE Z-2023-10700001 (Council District 5): 2/7/2023**

A request for a change in zoning from "O-2 MLOD-2 MLR-2 AHOD" High-Rise Office Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on the west 72.5 feet of Lots 1, 2, and 3, Block 1, NCB 2350, located at 1722 Monterey Street. Staff recommends Approval. (Kellye Sanders, Planning Coordinator, 210-207-2187, [Kellye.Sanders@sanantonio.gov](mailto:Kellye.Sanders@sanantonio.gov))

Staff mailed 31 notices to property owners within 200 feet, 0 returned in favor, 1 returned in opposition, Historic West Residents Association is in favor.

**No Public Comment**

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

**MOTION PASSES****INDIVIDUAL HEARING****Item #2**

**ZONING CASE Z-2022-10700283 S ERZD (Council District 9): 2/7/2023**

A request for a change in zoning from "C-3 MLOD-1 MLR-2 ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Aquifer Recharge Zone District to "C-3 S MLOD-1 MLR-2 ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Aquifer Recharge Zone District with Specific Use Authorization for a Wireless Communication System on Lot 901, Block 7, NCB 17586, generally located in the 20000 block of North US Highway 281. Staff recommends Approval. (Elizabeth Steward, Zoning Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff mailed 8 notices to property owners within 200 feet, 0 returned in favor, 0 opposed. There is no Neighborhood Association within 200 feet.

Applicant, Vincent G. Huebinger is present.

Mike Escalante, with SAWS states the .091-acre pad site is undeveloped with some existing asphalt on site. No sensitive features on site. SAWS recommends approval with all the environmental recommendations in the report to include 55% impervious cover.

**Voicemails**

- Greg Sigerman, is in opposition.

**Rebuttal**

Vincent G. Huebinger, will follow standard development.

**No Public Comment**

Motion:	Commissioner Barros to approve item with an amended site plan.
Second:	Bustamante
In Favor:	Unanimous
Opposed:	None

**MOTION PASSES****Item #3****ZONING CASE Z-2022-10700321 ERZD (Council District 8): 02/7/2023**

A request for a change in zoning from "MPCD ERZD" Master Planned Community Edwards Recharge Zone District to "MPCD ERZD" Master Planned Community Edwards Recharge Zone District for a Major Site Plan Amendment for an increase in total number of residential units and total commercial acreage within the MPCD on Lot P-4, NCB 14867, generally located at the 8000 block of North Loop 1604 West. Staff recommends Approval. (Kellye Sanders, Project Coordinator, (210) 207-2187, kellye.sanders@sanantonio.gov, Development Services Department)

Staff mailed 18 notices to property owners within 200 feet, 0 returned in favor, 0 opposed, no response from Stanton Run HOA.



Mike Escalante, with SAWS addressed the updated master plan on 71.51 acres. A portion of the site 48 acres is on the recharge zone with the remaining 23 acres in the transition zone. The eastern/southern portion is on a flood plain. Site is currently undeveloped with no sensitive features overserved on site or on file. SAWS recommends approval with all environmental recommendations on the report to include 50 % impervious cover for the 48.35-acre portion of site on the recharge zone with a floodplain buffer provide on the eastern and southern portion of the site.

Applicant, Robert Ritzenthaler is present.

### **No Public Comment**

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

### **MOTION PASSES**

#### **Item #5**

#### **ZONING CASE Z-2022-10700320 (Council District 5):** (Continued from 01/17/2023)

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 "IDZ-1 MLOD-2 MLR-2 AHOD" Limited Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for three (3) dwelling units on the south 78 feet of Lot 39, Block B, NCB 2874 and the south 62 feet of Lot 38, Block B, NCB 2874, save and except 12.5 square feet, located at 143 Forrest Avenue and 145 Forrest Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600111) (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 49 notices to property owners within 200 feet, 5 returned in favor, 0 returned in opposition, 1 in favor outside 200-feet and Collins Gardens Neighborhood Association is opposed.

Applicant, Anthony Almarez amends at podium to IDZ at podium.

### **No Public Comment**

Motion: Commissioner Bustamante to approve item with amended site plan to include a carport and fence.  
Second: Barros  
In Favor: Unanimous  
Opposed: None

### **MOTION PASSES**

**Item #14****ZONING CASE Z-2022-10700345 (Council District 3): 2/7/2023**

A request for a change in zoning from "C-2 H MC-1 AHOD" Commercial Historic Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District and "C-2 H RIO-6 MC-1 AHOD" Commercial Historic River Improvement Overlay 6 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District to "IDZ-2 H MC-1 AHOD" Medium Intensity Infill Development Zone Historic Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted in "MHP" Manufactured Housing Park District and "IDZ-2 H RIO-6 MC-1 AHOD" Medium Intensity Infill Development Zone Historic River Improvement Overlay 6 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted in "MHP" Manufactured Housing Park District on 31.252 acres out of NCB 11177, located at 3730 Roosevelt Avenue. Staff recommends Denial. (Associated Plan Amendment PA-2022-11600121)(Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 36 notices to property owners within 200 feet, 1 returned in favor, 0 returned in opposition, and no response from Harlandale-McCollum Neighborhood Association.

Applicant (representative), Jaime McKnight with Brown & Ortiz is present.

**Public Comment**

- Floyd Morgan, is in opposition.
- Ron Mullins, is in opposition.

**Rebuttal**

Jaime McKnight states these attainable homes with communities lasting 30-50 years. Similar developments are in Austin and Houston.

<b>Motion:</b>	Commissioner Fuentes to approve item as presented.
<b>Second:</b>	Hui
<b>In Favor:</b>	Unanimous
<b>Opposed:</b>	None

**MOTION PASSES****Minutes**

Consideration and approval of January 17, 2023, Zoning Commission Minutes.


<b>Motion:</b>	Commissioner Whyte to approve minutes as amended.
<b>Second:</b>	Commissioner Barros
<b>In Favor:</b>	Unanimous
<b>Opposed:</b>	None

**MOTION PASSES**

**Director's Report** – No report at this time.

**Adjournment.**

There being no further business, the meeting was adjourned at 2:22 P.M.

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

DATE: 2/21/2023

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