

City of San Antonio



**MINUTES**  
**Zoning Commission**  
Development and Business Services  
Center  
1901 South Alamo

**Tuesday, February 21, 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.**

**1:04 PM – Call to order**

**SeproTec Translators were present.**

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

**Absent:** Ortiz

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

Commissioner Greathouse exits the Boardroom and recuses at 1:09 P.M.

**COMBINED HEARING 1**

**Item #1**

**ZONING CASE Z-2022-10700223 (Council District 1): 2/21/2023**

A request for a change in zoning from “C-1” Light Commercial District, “C-2” Commercial District, “C-2 CD” Commercial District with a Conditional Use for wood products manufacturing, “C-2 CD” Commercial District with a Conditional Use for an auto repair shop, “C-2 CD” Commercial District with a Conditional Use for a warehouse, “C-2 CD” Commercial District with a Conditional Use for a bar, “C-3” General Commercial District, “I-1” General Industrial District, “I-2” Heavy Industrial District, “MF-33” Multi-Family District, “MF-33 S” Multi-Family District with Specific Use Authorization for a day care center, “R-1” Single-Family Residential District, “R-3” Single-Family Residential District, “RM-4” Residential Mixed District to “C-3” General Commercial District, “I-1” General Industrial District, “L” Light Industrial District, “NC” Neighborhood Commercial District, “R-1” Single-Family Residential District, “R-2” Single-Family Residential District, “R-2 CD” Single-Family Residential District with a Conditional Use for two, three, or four dwelling units, “R-3” Single-Family Residential District, “R-3 CD” Residential Single-Family District with a Conditional Use for two, three, or four dwelling units, “R-4” Residential Single-Family District, “R-4 CD” Residential Single-Family District with a Conditional Use for two, three, or four dwelling units, “R-5” Residential Single-Family District, “R-5 CD” Residential Single-Family District with a Conditional Use for two, three, or four dwelling units, “R-6” Residential Single-Family District, “R-6 CD” Residential Single-Family District with a Conditional Use for two, three, or four dwelling units, “R-6 S” Residential Single-Family District with Specific Use Authorization for a day care center, “RM-4” Residential Mixed District, with all overlay districts of “HL” Historic Landmark, “MLOD-2 MLR-2” Lackland Military Lighting Overlay Military Lighting Region 2, and “AHOD” Airport Hazard Overlay District remaining unchanged, on 194.34 acres out of NCB 1019, 1020, 1021, 1022, 1038, 1039, 1040, 1041, 2083, 2084, 2095, 2096, 2097, 2098, 2099, 2106, 2107, 2114, 2115, 2116, 2119, 2120, 2121, 2122, 2123, 2147, 2148, 2149, 2150, 2155, 2156, 2157, 2159, 2160, 2176, 2177, 2178, 2179, 2184, 2185, 2188, 3561, 3562, 3563, 6008, 6099, and 6389 generally bounded by Culebra Road and Interstate 10 to the North, Brazos Street to the East, Leal Street to the South, and Calaveras Street to the West. Staff recommends Approval. (Chris Van Aken, Senior Planner, 210-207-7232, christopher.vanaken@sanantonio.gov, Development Services Department)

Staff mailed 1650 notices to property owners within 200 feet, 1 returned in favor, 1 returned in opposition, West End Hope in Action Neighborhood Association is in favor.

Christopher Van Aken, Senior Planner, comes to the podium to amend WEHA (West End Hope in Action) Large Area Rezoning Phase II at 1835 W. Poplar be removed from consideration from the action item.

**Public Comment**

- Eiginio Rodriguez is in opposition.
- Patrick Christensen, is in opposition moves exclude 633 Arbor Place.
- Rita Sanchez, is in opposition

**Motion:** Commissioner Bustamante to approve item as amended and excluding 633 Arbor Place.  
**Second:** Barros  
**In Favor:** Unanimous  
**Opposed:** None  
**Recused:** Greathouse

**MOTION PASSES**

**Item #2**

**ZONING CASE Z-2022-10700327 (Council District 3): 2/21/2023**

A request for a change in zoning From “C-2” Commercial District, “C-2NA” Commercial Nonalcoholic Sales District, “C-3NA” General Commercial Nonalcoholic Sales District, “I-1” General Industrial District, “MF-33” Multi-Family District and “R-6” Residential Single-Family District to “R-1” Single-Family Residential District, “R-5” Residential Single-Family District, “R-6” Residential Single-Family District, “R-6 CD” Residential Single-Family District with a Conditional Use for two, three, or four dwelling units, “R-20” Residential Single-Family District, “L” Light Industrial District, “MHP” Manufactured Housing Park District, “NC” Neighborhood Commercial District, “C-1” Light Commercial District and “C-2NA” Commercial Nonalcoholic Sales District, with all overlay districts of “MLOD-2 MLR-2” Lackland Military Lighting Overlay Military Lighting Region 2 and “AHOD” Airport Hazard Overlay District remaining unchanged on 104.32 acres out of NCB 9407, 9483, 9484 and 9499 generally bounded by South Flores Street to the East, Ware Boulevard to the South, Pleasanton Road to the West, and West Harding Boulevard to the North. Staff recommends Approval. (Alfonso Camacho, Senior Planner, (210) 207-0237, alfonso.camacho@sanantonio.gov, Development Services Department)

Staff mailed 524 notices to property owners within 200 feet, 26 returned in favor, 2 returned in opposition, Harlandale Acres Neighborhood Association is in favor.

**Voicemails**

Cathleen Pardo, is in support.

**Public Comment**

- John Carleton, is in support.
- Dr. Yolanda Diaz, is in support.
- Roman Pena, is in support.
- Dr. Joe M. Gonzalez, is in opposition.

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

**MOTION PASSES**

Commissioner Greathouse enters the Board Room at 1:49 P.M.

**COMBINED HEARING 2**

**Item #3**

**ZONING CASE Z-2022-10700267 (Council District 6): 2/21/2023**

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 "IDZ-1 MLOD-2 MLR-1 AHOD" Limited Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with uses permitted for seven (7) dwelling units on Lot 11, save and except the west 15 feet of Lot 11, Block 9, NCB 8992, located at 834 Southwest 36th Street. Staff recommends Approval. (Adolfo Gonzalez, 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, 2 returned in opposition, Los Jardines Neighborhood Association is in support.

**Voicemails**

Elynda Cardona, is in opposition.

**No Public Comment**

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

**MOTION PASSES**

**Item #5**

**ZONING CASE Z-2022-10700350 (Council District 2): 02/21/2023**

ZONING CASE Z-2022-10700350 (Council District 2): A request for a change in zoning from "RM-4 MLOD-3 MLR-2 AHOD" Residential Mixed Martindale Military Lighting Overlay Military Region 2 Airport Hazard Overlay District to "IDZ-1 MLOD-3 MLR-2 AHOD" Limited Intensity Infill Development Zone Martindale Military Lighting Overlay Military Region 2 Airport Hazard Overlay District with uses permitted for one (1) dwelling unit on the north 29 feet of the east 42.7 feet of Lot 6 and the south 14 feet of the east 42.7 feet of Lot 25, NCB 2918, located at 414 San Salvador Avenue. Staff recommends Approval. (Elizabeth Steward, Zoning Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff mailed 21 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, no response from Denver Heights Neighborhood Association.

**No Public Comment**

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

**MOTION PASSES**

**Item #7**

**ZONING CASE Z-2022-10700352 (Council District 5): 02/21/2023**

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 "RM-5 MLOD-2 MLR-1 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lots 23-25, Block 11, NCB 7933, located at 114 Packard Street, 118 Packard Street, and 202 Packard Street. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 32 notices to property owners within 200 feet, 0 returned in favor, 1 returned in opposition, no registered Neighborhood Association.

**Public Comment**

- Rebecca Flores, is in opposition.

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

**MOTION PASSES**

**Item #9**

**ZONING CASE Z-2023-10700002 (Council District 3): 2/21/2023**

A request for a change in zoning from "C-3 HS AHOD" General Commercial Historic Significant Airport Hazard Overlay District to "MXD HS AHOD" Mixed Use Historic Significant Airport Hazard Overlay District with a maximum density of eighteen (18) units per acre on 3.326 acres out of NCB 10879, located at 3005 Sidney Brooks Drive. Staff recommends Approval. (Adolfo Gonzalez, Zoning Planner, (210) 207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department)

Staff mailed 5 notices to property owners within 200 feet, 1 returned in favor, 0 returned in opposition, no registered Neighborhood Association.

**No Public Comment**

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

**MOTION PASSES**

**Item #12**

**ZONING CASE Z-2023-10700007 (Council District 4): 2/21/2023**

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, "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, and "I-1 MLOD-2 MLR-1 AHOD" Industrial 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 Lots A and A-2, Block 6, NCB 12495, located at 3003 Southwest Military Drive. Staff recommends Approval. (Adolfo Gonzalez, Planner, (210) 207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department).

Staff mailed 33 notices to property owners within 200 feet, 1 returned in favor, 3 returned in opposition; no response from Quintana Community Neighborhood Association.

Ken Brown (Applicant's Representative), with Brown & Ortiz amends the first 325 feet to C-3 and the back half of the track will be C3-NA

**No Public Comment**

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

**MOTION PASSES**

**Item #14**

**ZONING CASE Z-2023-10700010 (Council District 2): 2/21/2023**

A request for a change in zoning from "R-4 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "C-1 MLOD-3 MLR-2" Light Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on 0.1370 acres out of NCB 10264, located at 751 Yucca Street. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department).

Staff mailed 16 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, no registered Neighborhood Association.

Applicant, Amin Nikmehr, is present..

**Voicemails**

James Gutierrez, is in opposition.

**Public Comment**

- Amir Shekarch, is in favor.

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

**MOTION PASSES**

**CONTINUANCE HEARING TO 3/7/2023**

Commissioner Bustamante exits Board Room at 2:12 P.M.

**Item #10**

**ZONING CASE Z-2023-10700004 (Council District 2): 2/21/2023**

A request for a change in zoning from "C-3NA MLOD-3 MLR-2 AHOD" General Commercial Nonalcoholic Sales Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "R-6 MLOD-3 MLR-2 AHOD" Residential Single-Family 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 Lots 3 and 4, Block 1, NCB 15732, located at 108 Remount Drive and 112 Remount Drive. Staff recommends Denial, with an Alternate Recommendation. (Ashley Leal, Zoning Planner, (210) 207-6311, ashley.leal@sanantonio.gov, Development Services Department).

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

**No Public Comment**

- Motion:** Commissioner Greathouse to approve item for continuance to March 7, 20123
- Second:** Fuentes
- In Favor:** Unanimous
- Opposed:** None

**MOTION PASSES**

**Item #11**

**ZONING CASE Z-2023-10700005 (Council District 5): 2/21/2023**

A request for a change in zoning from "R-6 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 one (1) dwelling unit on the east 14 feet of Lot 8 and the west 16 feet of Lot 9, Block 3, NCB 2582, located at 214 East Lachapelle. Staff recommends Denial, with an Alternate Recommendation. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department).

Staff mailed 29 notices to property owners within 200 feet, 3 returned in favor, 0 returned in opposition; no response from Lone Star Neighborhood Association (applicant requesting a continuance to 03/07).

**Voicemails**

Narciso Cano, is requesting a continuance.

**No Public Comment**

- Motion:** Commissioner Greathouse to approve item for continuance to March 7, 20123

**Second:** Fuentes  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES**

**Item #13**

**ZONING CASE Z-2023-10700009 (Council District 1): 2/21/2023**

A request for a change in zoning from "IDZ H AHOD" Infill Development Zone Lavaca Historic Airport Hazard Overlay District with uses permitted in "R-4" Residential Single-Family District to "IDZ-1 H AHOD" Limited Intensity Infill Development Zone Lavaca Historic Airport Hazard Overlay District with uses permitted for one (1) dwelling unit for a Major Site Plan Amendment for a decrease in perimeter buffer between "IDZ" plan area and adjacent properties on Lot 7, Block 14, NCB 717, located at 228 Barrera Street. Staff recommends Approval. (Camryn Blackmon, Zoning Planner, (210) 207-0197, Camryn.Blackmon@sanantonio.gov, Development Services).

Staff mailed 35 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; Lavaca Neighborhood Association is in support.

**No Public Comment**

**Motion:** Commissioner Greathouse to approve item for continuance to March 7, 20123  
**Second:** Fuentes  
**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 #8**

**ZONING CASE Z-2022-10700353 CD (Council District 1): 2/21/2023**

A request for a change in zoning from "R-4 H AHOD" Residential Single-Family Historic Airport Hazard Overlay District to "R-4 CD H AHOD" Residential Single-Family Historic Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 15 and the east 36.5 feet of Lot 14, Block 15, NCB 1837, located at 117 West Woodlawn Avenue. Staff recommends Approval. (Camryn Blackmon, Zoning Planner, (210) 207-0197, Camryn.Blackmon@sanantonio.gov, Development Services Department)

Staff mailed 25 notices to property owners within 200 feet, 2 returned in favor, 2 returned in

opposition; the Monte Vista Historical Neighborhood Association is in opposition; 1 opposed outside of 200 feet; 1 in favor outside 200 feet.

Applicant, Karen Keener is present.

**Voicemails**

Antonio Garcia, is in opposition.

Kristin Kellum, is in opposition.

Valerie Cearley, is in favor.

**No Public Comment**

**Motion:** Commissioner Greathouse to approve item for continuance to March 7, 20123

**Second:** Watson

**In Favor:** Unanimous

**Opposed:** None

**MOTION PASSES**

**Recess at 2:33 P.M.**

**Back in session at 2:43 P.M.**

**Commissioner Bustamante enters Board Room at 2:43 P.M.**

**INDIVIDUAL HEARING**

**Item #4**

**ZONING CASE Z-2022-10700341 (Council District 5): 02/21/2023**

A request for a change in zoning from "I-1 RIO-4 AHOD" Industrial River Improvement Overlay 4 Airport Hazard Overlay District to "IDZ-3 RIO-4 AHOD" High Intensity Infill Development Zone River Improvement Overlay 4 Airport Hazard Overlay District with uses permitting "MF-40" Multi-Family District and "C-3" General Commercial District on Lot 19, NCB A-14, located at 410 Probandt Street. Staff recommends Approval. (Camryn Blackmon, Zoning Planner, (210) 207-0197, Camryn.Blackmon@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 Lone Star Neighborhood Association.

Applicant's representative, Frank Pakuszewski is present.

**No Public Comment**

**Motion:** Commissioner Bustamante to approve item as presented.

**Second:** Barros

**In Favor:** Unanimous

**Opposed:** None

**MOTION PASSES**

**Item #6**

**ZONING CASE Z-2022-10700351 CD (Council District 5): 2/21/2023**

A request for a change in zoning from "R-5 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Region 2 Airport Hazard Overlay District to "R-5 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Region 2 Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lots 43 and 44, Block 4, NCB 8292, located at 526 North San Bernardo Avenue. Staff recommends Approval. (Ashley Leal, Zoning Planner, (210) 207-6311, Ashley.Leal@sanantonio.gov, Development Services Department).

Staff mailed 38 notices to property owners within 200 feet, 0 returned in favor, 4 returned in opposition, no response from The Loma Vista Neighborhood Association.

Applicant, Jonathan Cisneros is present.

**Public Comment**

- Eiginio Rodriguez, is in opposition.

**Motion:** Commissioner Bustamante to approve item as presented.

**Second:** 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 3:15 P.M.

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

DATE: 3/7/2023

ATTESTED BY: Melissa Ramirez DATE: March 9, 2023  
Melissa Ramirez, Assistant Director