

City of San Antonio



MINUTES

Zoning Commission

Development and Business Services

Center

1901 South Alamo

Tuesday, January 17, 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.

1:02 PM – Call to order

SeproTec Translators were present.

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

Absent: Barros, Ortiz

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

COMBINED HEARING 1

Item #5

ZONING CASE Z-2022-10700313 (Council District 6): Continued from 12/20/2022

A request for a change in zoning from "R-6" Residential Single-Family District to "C-2NA" Commercial Nonalcoholic Sales District on 1.3 acres out of NCB 17639, located at 5679 and 5745 Easterling Drive. Staff recommends Approval. (Elizabeth Steward, Zoning Planner, (210) 207-

5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff mailed 17 notices to property owners within 200 feet, 5 returned in favor, 1 returned in opposition; 25 in favor outside 200 feet, there is no registered neighborhood association.

No Public Comment

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

MOTION PASSES

Item # 6

ZONING CASE Z-2022-10700317 (Council District 3): Continued from 12/20/2022

A request for a change in zoning from "R-6 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-1 CD MLOD-3 MLR-2 AHOD" Light Commercial Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on the south 157.3 feet of Lot 22, Block 1, NCB 7522 located at 1686 Rigsby Avenue. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 30 notices to property owners within 200 feet, 4 returned in favor, 0 returned in opposition; Pasadena Heights is in favor and there was no response from Southeast Side.

No Public Comment

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

MOTION PASSES

Item #9

ZONING CASE Z-2022-10700278 CD (Council District 3): 1/17/2023

A request for a change in zoning from "R-6 H RIO-6 AHOD" Residential Single-Family Historic Mission River Improvement Overlay 6 Airport Hazard Overlay District to "R-6 CD H RIO-6 AHOD" Residential Single-Family Historic Mission River Improvement Overlay 6 Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units on 1.823 acres out of NCB 11173, located at 9446 Espada Road. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 15 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no response from Villa Coronado.

Voicemails

- Olga Martinez, is in support.

No Public Comment

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

MOTION PASSES**Item #11****ZONING CASE Z-2022-10700315 CD (Council District 6):** 1/17/2023

A request for a change in zoning from "C-2NA MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales 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 Auto Sales on Lot 18, Block 2, NCB 15587 located at 7011 West Plaza Drive. Staff recommends Approval. (Camryn Blackmon, Zoning Planner, (210) 207-0197, Camryn.Blackmon@sanantonio.gov, Development Services)

Staff mailed 22 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no response from Cabel Westwood Neighborhood Association.

No Public Comment

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

MOTION PASSES**Item # 14****ZONING CASE Z-2022-10700332 (Council District 2):** 1/17/2023

A request for a change in zoning from "RM-4 MLOD-3 MLR-2 AHOD" Residential Mixed Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-1 MLOD-3 MLR-2 AHOD" Limited Intensity Infill Development Zone Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for two (2) dwelling units on the southern 45 feet of Lot 8 and Lot 9, Block 5, NCB 2954, located at 309 Bargas Street. Staff recommends Approval. (Elizabeth Steward, Zoning Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff mailed 39 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, Denver Heights Neighborhood Association is in support.

No Public Comment

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

MOTION PASSES**Item #15****ZONING CASE Z-2022-10700333 (Council District 5): 1/17/2023**

A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for four (4) dwelling units on Lot 28, Block 2, NCB 1669 located at 502 West Drexel Avenue. Staff recommends Approval. (Camryn Blackmon, Zoning Planner, (210) 207-0197, Camryn.Blackmon@sanantonio.gov, Development Services Department)

Staff mailed 28 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, Roosevelt Park Neighborhood Association

No Public Comment

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

MOTION PASSES**Item #16****ZONING CASE Z-2022-10700337 (Council District 6): 1/17/2023**

A request for a change in zoning from "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 Self Service Storage to "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 3.253 acres out of NCB 17647, located at 2010 West Loop 1604. Staff recommends Approval, pending Plan Amendment. (Camryn Blackmon, Zoning Planner, (210) 207-0197, Camryn.Blackmon@sanantonio.gov, Development Services)

Staff mailed 19 notices to property owners within 200 feet, 1 returned in favor, 0 returned in opposition; no response from Oak Creek Community Association.

No Public Comment

Motion: Commissioner Sipes to approve item as presented.
Second: Greathouse

In Favor: Unanimous
Opposed: None

MOTION PASSES

CONTINUANCE HEARING TO 2/7/2023

Item #8

ZONING CASE Z-2022-10700324 (Council District 6): Continued from 12/20/2022

A request for a change in zoning from "C-3NA MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MXD MLOD-2 MLR-2 AHOD" Mixed Use Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with maximum density of fifty (50) dwelling units per acre on 10.058 acres of NCB 15329, generally located in the 600 block of Richland Hills Drive. Staff recommends Approval. (Associated Plan Amendment PA-2022-11600113) (Camryn Blackmon, Zoning Planner, (210) 207-0197, Camryn.Blackmon@sanantonio.gov, Development Services Department)

Staff mailed 9 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; there is no registered neighborhood association.

No Public Comment

Motion: Commissioner Sipes to approve item for continuance to February 7, 2023, as presented.
Second: Greathouse
In Favor: Unanimous
Opposed: None

MOTION PASSES

Item #17

ZONING CASE Z-2022-10700338 (Council District 8): 1/17/2023

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 returned in opposition; no response from Friends of San Antonio Natural Areas, and Crownridge of Texas HOA is in support, with conditions; applicant requesting 2-week continuance.

Voicemails

- Anthony Prescic, is in opposition.

No Public Comment

Motion: Commissioner Sipes to approve item for continuance to February 7, 2023, as presented.
Second: Greathouse
In Favor: Unanimous
Opposed: None

MOTION PASSES**INDIVIDUAL HEARING****Item #2****ZONING CASE Z-2022-10700271 ERZD (Council District 10): 1/17/2023**

A request for a change in zoning from "NP-10 ERZD" Neighborhood Preservation Edwards Recharge Zone District to "O-1 ERZD" Office Edwards Recharge Zone District on 1.183 acres out of CB 4996, located at 16420 Jones Maltsberger Road. Staff and SAWS recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600096) (Adolfo Gonzalez, Zoning Planner, 210-207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department)

Staff mailed 21 notices to property owners within 200 feet, 1 returned in favor, 1 returned in opposition; no response from Scattered Oaks Neighborhood Association

Mike Escalante, with SAWS recommends approval with all the environmental recommendations to include 45% impervious cover for the 1.18-acre property with a flood plain buffer provided on the south east portion of the site.

Madeline Slay, applicant's representative is present.

No Public Comment

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

MOTION PASSES

Item #3**ZONING CASE Z-2022-10700272 ERZD (Council District 8): 1/17/2023**

A request for a change in zoning from "O-2 GC-1 UC-1 MSAO-1 MLOD-1 MLR-1 AHOD ERZD" High-Rise Office 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 Edwards Recharge Zone District to "MXD GC-1 UC-1 MSAO-1 MLOD-1 MLR-1 AHOD ERZD" Mixed Use 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 Edwards Recharge Zone District with a maximum density of thirty-three (33) dwelling units per acre on 26.568 acres out of NCB 18332, generally located at the 19500 Block of Interstate Highway 10 West. Staff and SAWS recommends Approval. (Adolfo Gonzalez, Zoning Planner, 210-207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department)

Staff mailed 14 notices to property owners within 200 feet, 1 returned in favor, 0 returned in opposition; no response from the Crownridge of Texas Owners Association

Mike Escalante, with SAWS states the 25.56-acre site with mixed use is undeveloped with no sensitive features. A portion of the property is in the Edwards Aquifer recharge zone, approximately 16.48 acres and the remaining 10.08 acres lies in the contributing zone. SAWS recommends approval with all environmental recommendations within the report with the amended 65% impervious cover for the 16.48 acre portion of the site over the recharge zone.

Applicant's representative, Ashley Farrimond is present and amends project to include:

- ability to gate the project
- two story height limitation,
- private roads that can be maintained
- display of art with a minimum of 10 feet tall

Depending on negotiations with the community, negotiations for an eight-foot fence

No Public Comment

Motion: Commissioner Lugalia-Hollon to approve item as presented.

Second: Commissioner Fuentes

In Favor: Unanimous

Opposed:

MOTION PASSES**Item #7****ZONING CASE Z-2022-10700320 (Council District 5): Continued from 12/20/2022**

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; outside 200': 1 in favor; Collins Gardens Neighborhood Association is opposed.

Applicant, Anthony Almaraz is present.

No Public Comment

Motion: Commissioner Bustamante to approve item as presented for continuance to February 7, 2023.

Second: Commissioner Barros Commissioner Sipes to approve item as presented for continuance to February 7, 2023

In Favor: Unanimous

Opposed: None

Item #10

ZONING CASE ZONING-Z-2022-10700310 S (Council District 2): 1/17/2023

A request for a change in zoning from "AE-2 EP-1 MLOD-3 MLR-2 AHOD" Arts and Entertainment Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "AE-2 S EP-1 MLOD-3 MLR-2 AHOD" Arts and Entertainment Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for a Convenience Store with Gasoline Filling Station and gas tanks having 50,000 gallons or less total tank capacity within 100-feet of single-family zoning and uses on the north 72 feet of Lots 1 and 2, the south 58 feet of Lots 1 and 2, and the west 37 feet of Lot 3, Block 16, NCB 1443 located at 2602 East Commerce Street, 2606 East Commerce Street, and 108 South Walters Street. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 40 notices to property owners within 200 feet, 1 returned in favor, 0 returned in opposition; Denver Heights Neighborhood Association is in support, no response from Jefferson Heights Neighborhood Association

Applicant, Gerardo Ojeda is present.

Public Comment

Earnest Mitchell is in favor and is requesting more information.

Rebuttal

Gerardro Ojeda, wants to ensure the safety of the neighborhood and wants to comply.

Motion: Commissioner Watson to approve item as presented for continuance to February 7, 2023
Second: Commissioner Fuentes
In Favor: Unanimous
Opposed: None

MOTION PASSES

Item #12

ZONING CASE Z-2022-10700318 (Council District 8): 1/17/2023

A request for a change in zoning from “C-2” Commercial District to “C-3” General Commercial District on Lot 33, Block 1, NCB 17195, located at 9850 Huebner Road. Staff recommends Denial. (Associated Plan Amendment PA-2022-11600108) (Adolfo Gonzalez, Zoning Planner, 210-207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department)

Staff mailed 18 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; Scattered Oaks Neighborhood Association is in support as amended.

Applicant, Robert Braubach is present.

Public Comment

Bill Este, is in favor.

Voicemails

- Sue Snyder, is in support.

Robert Braubach amends to C3-R

Motion: Commissioner Lugalía-Hollon to approve item as amended.
Second: Commissioner Watson
In Favor: Unanimous
Opposed: None

MOTION PASSES

Commissioner Greathouse exits Board Room at 1:54 P.M.

Item #18

ZONING CASE Z-2022-10700339 (Council District 3): 1/17/2023

A request for a change in zoning from "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District and "MF-18" Limited Density Multi-Family District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "MF-33" Multi-Family District on Lot 5, Block 6, NCB 10865, located at 999 Interstate Highway 37 South. Staff recommends Approval. (Elizabeth Steward, Zoning Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff mailed 30 notices to property owners within 200 feet, 1 returned in favor, 1 returned in opposition; no response from Highland Hills Neighborhood Association.

Applicant, Ashley Griffen, with Killen Griffin & Farrimond is present.

Public Comment

Pastor, Aaron Treanor, would like more information.

Motion: Commissioner Fuentes to approve item as amended
Second: Commissioner Watson
In Favor: Unanimous
Opposed: None
Recused: Commissioner Greathouse

MOTION PASSES

Commissioner Greathouse enters Board Room at 1:57 P.M.

2023 ELECTIONS

Chair Bustamante asked for a motion to elect a Chair for Zoning Commission, 2023.

Motion: Chair Bustamante nominates Commissioner Sipes to serve as Chair for Zoning Commission.
Second: Commissioner Greathouse
In Favor: Unanimous
Opposed: None

MOTION PASSES

Chair Bustamante asked for a motion to elect a Vice Chair for Zoning Commission, 2023.

Motion: Commissioner Sipes nominates Commissioner Greathouse to serve as Vice Chair for Zoning Commission.
Second: Commissioner Whyte
In Favor: Unanimous
Opposed: None

MOTION PASSES

Chair Bustamante asked for a motion to elect a Pro-Tem for Zoning Commission, 2023.

Motion: Commissioner Sipes nominates Commissioner Watson to serve as Pro-Tem for Zoning Commission.
Second: Commissioner Fuentes
In Favor: Unanimous
Opposed: None

MOTION PASSES

Minutes

Consideration and approval of December 20, 2022 Zoning Commission Minutes.

Motion: Commissioner Sipes to approve minutes 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 2:01 P.M.

APPROVED BY: _____ or _____
John Bustamante, Chair

DATE: _____

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