

City of San Antonio



MINUTES

Zoning Commission

Development and Business Services

Center

1901 South Alamo

Tuesday, March 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.

**1:04 PM – Call to order**

**SeproTec Translators were present.**

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

**Absent:** Lugalía-Hollon, Kamath

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

**COMBINED HEARING 1**

**Item #6**

**ZONING CASE Z-2023-10700009 (Council District 1):** (Continued from 02/21/2023)

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, 1 returned in favor, 0 returned in opposition, Lavaca Neighborhood Association is in support.

**No Public Comment**

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

**Item # 10**

**ZONING CASE Z-2023-10700016 (Council District 1): 03/7/2023**

A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-6 AHOD" Residential Mixed Airport Hazard Overlay District on Lot A2 and the Southeast 2.4 feet of Lot A1, Block 2, NBC 843, located at 731 Atlanta Avenue. Staff recommends Approval. (Camryn Blackmon, Zoning Planner, (210) 207-0197, Camryn.Blackmon@sanantonio.gov, Development Services)

Staff mailed 39 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, no response from Tobin Hill Community Association.

**No Public Comment**

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

Commissioner Greathouse exits the Boardroom and recuses at 1:10 P.M.

**Item #7**

**ZONING CASE Z-2023-10700011 (Council District 1, 5, 6, and 7): 2/7/2023**

Applying the West Side Creeks Water Quality Protection Area Overlay District (WQ) to existing base zoning districts, and with all other existing overlay districts remaining unchanged on 413 acres of land for properties generally located within 100 feet on each side of Alazán, Apache, Martinez, San Pedro, and Zarzamora creeks. Staff recommends Approval. (Forrest Wilson, Principal Planner, (210) 207-0157, forrest.wilson@sanantonio.gov, Development Services Department).

Staff mailed 6454 notices to property owners within 200 feet, 5 returned in favor, 4 returned in opposition, no responses from the 17 registered Neighborhood Associations.

**No Public Comment**

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

Commissioner Sipes exits the Boardroom and recuses at 1:11 P.M.

**Item # 13**

**ZONING CASE Z-2023-10700020 (Council District 2): 3/7/2023**

A request for a change in zoning from "MF-25 MLOD-3 MLR-1" Low Density Multi-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "C-3 MLOD-3 MLR-1" General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District on 0.935 acres out of NCB 10675, generally located in the 3000 block of East Interstate Highway 10. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2023-11600004) (Camryn Blackmon, Zoning Planner, (210) 207-0197, Camryn.Blackmon@sanantonio.gov, Development Services)

Staff mailed 13 notices to property owners within 200 feet, 1 returned in favor, 0 returned in opposition. There is no registered Neighborhood Association in the area.

**No Public Comment**

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

**MOTION PASSES**

Commissioner Greathouse enters the Boardroom and at 1:13 P.M.  
Commissioner Sipes enters the Boardroom and at 1:13 P.M.

**CONTINUANCE HEARING TO 03.21.2023**

**Item #3**

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

**No Public Comment**

**Motion:** Commissioner Bustamante to approve item for continuance to March 21, 2023  
**Second:** Greathouse  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES**

**Item #5**

**ZONING CASE Z-2023-10700005 (Council District 5): 02/21/2023**

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.

**No Public Comment**

**Motion:** Commissioner Bustamante to approve item for continuance to March 21, 2023  
**Second:** Greathouse  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES**

**Item #8**

**ZONING CASE Z-2022-10700194 (Council District 8): 3/7/2023**

A request for a change in zoning from "R-6" Residential Single-Family District to "PUD R-4" Planned Unit Development Residential Single-Family District with reduced perimeter setback of 10 feet on 11.03 acres out of NCB 14667, generally located in the 7500 block of Prue Road. Staff recommends Approval. (Elizabeth Steward, Zoning Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department).

Staff mailed 57 notices to property owners within 200 feet, 0 returned in favor, 23 returned in opposition, no response from Alamo Farmsteads Babcock Road Neighborhood Association or Oak Bluff Homeowners Association, 57 received in opposition from outside 200 feet.

**Voicemails**

- Marcin Jablonski, is in opposition.
- Mary Corely, is in opposition.
- Victor Sanchez, is in opposition.

**No Public Comment**

**Motion:** Commissioner Bustamante to approve item for continuance to March 21, 2023  
**Second:** Greathouse  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES**

**Item #9**

**ZONING CASE Z-2023-10700013 (Council District 5): 3/7/2023**

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 "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 up to thirty-seven (37) dwelling units, Recreational Facility-Neighborhood, and a Church on 3.485 acres out of NCB 8248, located at 3915 Flagle Street. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 21 notices to property owners within 200 feet, 0 returned in favor, 1 returned in opposition, Memorial Heights Neighborhood Association is requesting to continue; outside 200': 2 opposed.

**Voicemails**

- Richard Garcia, is requesting continuance.
- Rolando Morales, is in opposition.

**No Public Comment**

**Motion:** Commissioner Bustamante to approve item for continuance to March 21, 2023  
**Second:** Greathouse  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES**

**INDIVIDUAL HEARING**

**Item #2**

**ZONING CASE Z-2022-10700151 ERZD (Council District 8): 3/7/2023**

A request for a change in zoning from "R-6 ERZD" Residential Single-Family Edwards Recharge

Zone District to "MF-18 ERZD" Limited Density Multi-Family Edwards Recharge Zone District on 7.304 acres out of NCB 14615, located at 12505 Woller Road. Staff recommends Approval. (Kellye Sanders, Planning Coordinator, kellye.sanders@sanantonio.gov, 210-207-2187, Development Services Department).

Staff mailed 22 notices to property owners within 200 feet, 0 returned in favor, 6 returned in opposition, no response from The Hills of River Mist HOA; Outside 200 feet; 1 in support; 2 opposed.

Mike Escalante, with Saws recommends approval for the 7.304 acre site and states the site is undeveloped with native trees. No sensitive geologic features were observed on site. Site will have all environmental overlays with 50% impervious cover.

Applicant, Patrick Christensen is present.

**Voicemails**

- Marsha Barrientos, is in opposition.

**No Public Comment**

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

**MOTION PASSES**

**Item # 4**

**ZONING CASE Z-2023-10700004 (Council District 2): 02/21/2023**

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

Staff mailed 20 notices to property owners within 200 feet, 1 returned in favor, 0 returned in opposition, no registered Neighborhood Association.

**No Public Comment**

**Motion:** Commissioner Watson to approve item as amended to L, Light industrial.  
**Second:** Bustamante  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES**

**Item # 11**

**ZONING CASE Z-2023-10700018 (Council District 7): 3/07/2023**

A request for a change in zoning from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District and "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-3 CD AHOD" General Commercial Airport Hazard Overlay District with a Conditional Use for Oversized Vehicle Sales, Service or Storage on the southern 180 feet of the north 475 feet of Lot 1 and Lot 2, Block 1, NCB 14662, located at 8491 Abe Lincoln. Staff recommends Denial. (Associated Plan Amendment PA-2023-11600003) (Elizabeth Steward, Zoning Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department).

Staff mailed 7 notices to property owners within 200 feet, 1 returned in favor, 2 returned in opposition, Alamo Farmsteads/ Babcock Road Neighborhood Association is in opposition, Oakland Estates Neighborhood Association is in opposition from outside 200 feet, 38 in opposition outside 200 feet.

Applicant, Cornell R Mangun II is present and requesting a continuance.

**Voicemails**

- Jennifer Lawrence, is in opposition.
- Alison Ames, is in opposition.
- LB Bautista, is in opposition.
- Sam Ames, is in opposition.

**Public Comment**

- Randolph Glifman, is in opposition.
- Steven Becker, is in opposition.
- Marius Perron, is in opposition.

**Rebuttal**

Cornell R Mangun II states commentary is an exaggeration and states there is no business on weekends an operation is done without making noise. Hours of operation start at 5:30 A.M. and vehicle utilize parking at 3:30 P.M. for parking.

Code Officer, with the City of San Antonio is present and comes to podium to clarify further on Mr. Mangun’s zoning citations.

**Motion:** Chair Sipes to deny item as presented.

**Second:** Bustamante

**In Favor:** Unanimous

**Opposed:** None

**MOTION PASSES**

**Item # 12**

**ZONING CASE Z-2023-10700019 (Council District 5): 3/7/2023**

A request for a change in zoning from "RM-4 MLOD-2 MLR-1 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "IDZ-3 MLOD-2 MLR-1 AHOD" High Intensity Infill Development Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with uses permitted in "L" Light Industrial District and Outside Storage on Lot 24, save and except the west 50 feet and the south 145.2 feet of Lot 24, and Lot 25, save and except the east 50 feet and the south 145.2 feet of Lot 25, Block 7, NCB 8733, located at 2235 West Southcross Boulevard. Staff recommends Denial. (Adolfo Gonzalez, Zoning Planner, 210-207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department)

15 notices sent out; 0 in favor; 5 opposed; Quintana Community Neighborhood Association is in opposition.

Applicant, Douglas Gonzalez is present.

**Public Comment**

- Elizabeth Russal, is in opposition.

**Rebuttal**

Mr. Gonzalez states he has put his entire life savings into the business and if needed he can manage to put all his machinery in the smaller property. Additionally, can also take down the fence and foresees there being an issue with the illegal dumping.

Amin Tihmaz, Assistant Director with Development Services comes to the podium to address the following:

- Home was demolished without a permit
- Permit is not completed if you do not follow up and make payment
- No site permit
- 12ft-15ft corrugated metal fence was erected without permit
- Metal storage in residential zoning

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

**Second:** Watson

**In Favor:** Unanimous

**Opposed:** None

**Recused:** Greathouse, Sipes

**Motion:** Commissioner Hui to reconsider item as presented.

**Second:** Fuentes

**In Favor:** Watson, Fuentes, Hui, Ortiz, Barros, Greathouse

**Opposed:** Sipes, Bustamante

**Motion:** Commissioner Fuentes approve item for continuance for March 21, 2023

**Second:** Hui

**In Favor:** Unanimous

**Opposed:** None

**MOTION PASSES**

**Minutes**

Consideration and approval of February 21, 2023, Zoning Commission Minutes.

**Motion:** Commissioner Bustamante to approve minutes as amended.  
**Second:** Commissioner Barros  
**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 3:00 P.M.

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

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

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