

City of San Antonio



MINUTES

Zoning Commission

Development and Business Services

Center

1901 South Alamo

Tuesday, May 2, 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.

1:05 PM – Call to order

SeproTec Translators were present.

ROLL CALL: Present: Sipes, Watson, Fuentes, Kamath, Hui, Ortiz, Barros, Greathouse, Bustamante,

Absent: Lugaila-Hollon, Nix

THE FOLLOWING ITEMS WILL NOT BE CONSIDERED AT ANY TIME DURING THE REGULAR ZONING COMMISSION MEETING:

Item 1	Z-2023-10700083 CD	Postponed
Item 2	Z-2023-10700084	Postponed

Public Hearing and Consideration of the following Cases:

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

COMBINED HEARING 1

Item #3

ZONING CASE Z-2022-10700335 CD (Council District 3): Continued from 04/18/2023

A request for a change in zoning from "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Two-Dwelling Residential to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units on Lot 42 and the east 20 feet of Lot 41, Block 3, NCB 7628, located at 341 and 343 Avondale Avenue. Staff recommends Approval. (Elizabeth Steward, Zoning Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department).

Staff mailed 31 notices to property owners within 200 feet, 0 returned in favor, 1 returned in opposition, no response from Hot Wells Mission Reach Neighborhood Association.

No Public Comment

Motion: Commissioner Greathouse to approve item with amended site plan
Second: Fuentes
In Favor: Unanimous
Opposed: None

MOTION PASSES

Item #5

ZONING CASE Z-2023-10700026 (Council District 2): Continued from 04/18/2023

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-2 MLOD-3 MLR-2 AHOD" Medium Intensity Infill Development Zone Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for six (6) dwelling units on Lot 10, Block 3N, NCB 2955, located at 135 Fuente Alley. Staff recommends Approval. (Adolfo Gonzalez, Zoning Planner, 210-207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department).

Staff mailed 42 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, Denver Heights Neighborhood Association is in opposition.

No Public Comment

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

Item #11**ZONING CASE Z-2023-10700054 S (Council District 4): 05/02/2023**

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 "R-6 S MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for Manufactured Home on Lot 29, Block 2, NCB 15617, located at 5111 Farr Drive. Staff recommends Approval. (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department).

Staff mailed 19 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, there are no registered Neighborhood Associations within 200 feet.

No Public Comment

Motion: Commissioner Greathouse to approve item as presented

Second: Fuentes

In Favor: Unanimous

Opposed: None

MOTION PASSES**Item #14****ZONING CASE Z-2023-10700079 (Council District 10): 05/02/2023**

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 the west 260.84 feet of Lot 4, Block 2, NCB 16618, located at 4244 Center Gate Street. Staff recommends Approval. (Elizabeth Steward, Zoning Planner, (210) 207-5550, elizabeth.steward@sanantonio.gov, Development Services Department).

Staff mailed 10 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, there is no registered Neighborhood Association within 200 feet.

No Public Comment

Motion: Commissioner Greathouse to approve item as presented

Second: Fuentes

In Favor: Unanimous

Opposed: None

MOTION PASSES**Item #15****ZONING CASE Z-2023-10700080 CD (Council District 3): 05/02/2023**

A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units on the north 343.96 feet of the east 62.45 feet of

Lot 17, Block 1, NCB 7581, located at 601 Avondale Avenue. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department).

Staff mailed 19 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, Highland Hills Neighborhood Association is in support.

No Public Comment

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

MOTION PASSES

Item #16

ZONING CASE Z-2023-10700081 S (Council District 4): 05/02/2023

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 and "C-3 R MLOD-2 MLR-1 AHOD" General Commercial Restrictive Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 S MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for Utilities - Solar/Battery Storage on Lot 18, Block 37, NCB 17877, generally located at the 8800 block of Marbach Road. Staff recommends Approval. (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department).

Staff mailed 48 notices to property owners within 200 feet, 2 returned in favor, 0 returned in opposition, Rainbow Hills Area Neighborhood Association is in favor.

No Public Comment

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

MOTION PASSES

1:10 P.M. Commissioner Nix entered the Board Room

Item #18

ZONING CASE Z-2023-10700085 (Council District 4): 05/02/2023

A request for a change in zoning from "RD MLOD-2 MLR-2 AHOD" Rural Development Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military

Lighting Region 2 Airport Hazard Overlay District to "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 12.898 acres out of CB 4301, generally located in the 11200 block of Interstate Highway 35 South. Staff recommends Approval. (Associated Plan Amendment PA-2023-11600021) (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department).

Staff mailed 10 notices to property owners within 200 feet, 1 returned in favor, 0 returned in opposition, no registered Neighborhood Association within 200 feet.

No Public Comment

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

MOTION PASSES

CONTINUANCE HEARING TO 05/16/2023

Item # 9

ZONING CASE Z-2023-10700067 (Council District 1): Continued from 04/18/2023

A request for a change in zoning from "R-6 UC-5 AHOD" Residential Single-Family Main Avenue/McCullough Avenue Urban Corridor Overlay Airport Hazard Overlay District to "IDZ-1 UC-5 AHOD" Limited Intensity Infill Development Zone Main Avenue/McCullough Avenue Urban Corridor Overlay Airport Hazard Overlay District with uses permitted in "NC" Neighborhood Commercial District and three (3) dwelling units on Lot 4, Block 8, NCB 2989, located at 311 East Ashby Place. Staff recommends Approval. (Adolfo Gonzalez, Zoning Planner, 210-207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department).

Staff mailed 41 notices to property owners within 200 feet, 1 returned in favor, 1 returned in opposition, no response from Tobin Hill Community or Monte Vista Historical Neighborhood Associations.

No Public Comment

Motion: Commissioner Greathouse to approve item for continuance to May 16, 2023
Second: Barros
In Favor: Unanimous
Opposed: None

MOTION PASSES

Item # 10

ZONING CASE Z-2023-10700073 CD (Council District 1): Continued from 04/18/2023

A request for a change in zoning from "R-5" Residential Single-Family District to "R-5 CD" Residential Single-Family District with a Conditional Use for a Professional Office on Lot 16, NCB 11641, located at 5118 Vance Jackson Road. Staff recommends Denial. (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department)

Staff mailed 27 notices to property owners within 200 feet, 6 returned in favor, 3 returned in opposition, there are no registered Neighborhood Associations within 200 feet; Outside 200 feet 2 in favor, 114 opposed; Colonial Hills Neighborhood association is opposed.

Public Comment

- Alejandra Villareal, is in opposition.
- David Arellano, is in opposition.
- Kim Arellano, in opposition.

Motion: Commissioner Greathouse to approve item for continuance to May 16, 2023
Second: Barros
In Favor: Unanimous
Opposed: None

MOTION PASSES**Item #17****ZONING CASE Z-2023-10700082 (Council District 4): 05/02/2023**

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 Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for sixty-four (64) dwelling units on 3.289 acres out of NCB 11060, located at 835 Gillette Boulevard. Staff recommends Approval. (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department).

Staff mailed 32 notices to property owners within 200 feet, 1 returned in favor, 2 returned in opposition, there are no registered Neighborhood Associations within 200 feet; outside 200 feet 1 is in favor.

Voicemails

- Jerry Daywood, is requesting a continuance.
- Geroge Daywood, is in opposition.

No Public Comment

Motion: Commissioner Greathouse to approve item for continuance to May 16, 2023
Second: Barros
In Favor: Unanimous
Opposed: None

MOTION PASSES

Item # 19**ZONING CASE Z-2023-10700087 (Council District 2): 05/02/2023**

A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for two (2) dwelling units on Lot 20, Block 115, NCB 1413, located at 122 Sanders Street. Staff recommends Approval. (Adolfo Gonzalez, Zoning Planner, (210) 207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department)

Staff mailed 40 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, no response from Denver Heights Neighborhood Association.

Voicemails

- Jerry Daywood, is requesting a continuance.
- Geroge Daywood, is in opposition.

No Public Comment

Motion: Commissioner Greathouse to approve item for continuance to May 16, 2023
Second: Barros
In Favor: Unanimous
Opposed: None

MOTION PASSES**CONTINUANCE HEARING TO 06.20.2023****Item #8****ZONING CASE Z-2023-10700060 CD (Council District 7): Continued from 04/18/2023**

A request for a change in zoning from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on Lot 32, Block 9, NCB 12479, generally located at the 3000 block of West Loop 410. 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, 4 returned in opposition, there are no registered Neighborhood Associations within 200 feet; outside 200 feet 1 is in favor.

Voicemails

- Gloria Ayala, is in opposition.
- Della May Moore, is in opposition.
- Janet Hays, is in opposition.
- Marcia Weiner, is in opposition.
- Susan Furman, is in opposition.

No Public Comment

Motion: Commissioner Greathouse to approve item for continuance to June 20, 2023
Second: Barros
In Favor: Sipes, Watson, Fuentes, Kamath, Hui, Ortiz, Bustamante, Nix
Abstain: Kamath
Opposed: None

MOTION PASSES**INDIVIDUAL HEARING****Item # 4****ZONING CASE Z-2023-10700013 (Council District 5):** Continued from 04/18/2023

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, 5 returned in opposition, Memorial Heights Neighborhood Association is opposed; outside 200 feet: 22 opposed.

Applicant Mitsuko Ramos, gives presentation on Flagle Subdivision 3915 Flagle St. R-6 (Residential) to *IDZ-1* (Infill Development Zone) to allow a maximum of 37 dwelling units, church and recreation center.

Voicemails

- Joe Mendez, is in opposition.
- Lorenzo Villareal, is in opposition.
- Rosie Garcia, is in opposition.

Public Comment

- Richard Garcia, is in opposition.
- Rafael Marfil (owner), is in favor.
- Andrew Tejeda, is in favor.
- Diana Herrera, is in opposition.

Rebuttal:

Ms. Ramos states homes will have side yards, 2 car driveways, and a backyard. Not too much traffic is anticipated. Further going on to state that primarily elderly live within the 200-foot radius. The intent is to develop homes people can afford.

Motion: Commissioner Bustamante to approve item as presented
Second: Kamath, Hui, Ortiz, Barros, Nix, Greathouse
Opposed: Watson, Sipes

MOTION PASSES

Item #6

ZONING CASE Z-2023-10700056 (Council District 5): Continued from 04/18/2023

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 "RM-6 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lots 20 and 21, Block 21, NCB 7507, located at 338 Alicia Avenue. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department).

Staff mailed 36 notices to property owners within 200 feet, 6 returned in favor, 3 returned in opposition, Loma Park Neighborhood Association is in favor.

Applicant, Guillermo Gomez, is present.

Public Comment

- Felicitas Esparza, is in favor.

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

MOTION PASSES

Item #7

ZONING CASE Z-2023-10700058 (Council District 4): Continued from 04/18/2023

A request for a change in zoning from "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 "NP-10 MLOD-2 MLR-1 AHOD" Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "L MLOD-2 MLR-1 AHOD" Light Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lots P-1 and P-53, NCB 15613, located at 8825 New Laredo Highway. Staff recommends Approval. (Adolfo Gonzalez, Zoning Planner, 210-207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department)

Staff mailed 36 notices to property owners within 200 feet, 6 returned in favor, 3 returned in opposition, Loma Park Neighborhood Association is in favor.

Applicant (representative), Julie Mata, is present and amends property boundaries.

Public Comment

- Jerry Arredondo, is in opposition.
- Larry Garcia, is in opposition.

Rebuttal:

Ms. Mata is requesting to rezone the back of the property, further stating there will be no selling of auto parts.

Motion: Commissioner Kamath to deny item as amended

Second: Fuentes

In Favor: Unanimous

Opposed: None

MOTION PASSES**Recess 3:08 P.M.**

Commissioner Barros leaves Zoning Commission meeting at 3:08 P.M

Back in session 3:18 P.M.

Item #12**ZONING CASE Z-2023-10700063 CD (Council District 1): 05/02/2023**

A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 13, Block 6, NCB 9194, located at 330 West Hermosa Drive. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 36 notices to property owners within 200 feet, 0 returned in favor, 2 returned in opposition, no response from Edison Neighborhood Association.

Applicant, Anna Acosta, is present.

Public Comment

- Jerry Arredondo, is in opposition.
- Larry Garcia, is in opposition.

Motion: Commissioner Greathouse to approve item as presented

Second: Fuentes

In Favor: Unanimous

Opposed: None

MOTION PASSES**Item #13****ZONING CASE Z-2023-10700076 (Council District 3): 05/02/2023**

A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on Lot 27 and

Lot 28, Block 21, NCB 3815, located at the 200 block of Cosgrove Street. Staff recommends Denial with an Alternate Recommendation. (Associated Plan Amendment Case PA-2023-11600020) (Adolfo Gonzalez, Zoning Planner, 210-207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department)

Staff mailed 34 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, no response from Highland Park Neighborhood Association.

Applicant, Adriel Ramirez, is present.

No Public Comment

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

MOTION PASSES

Minutes

Consideration and approval of March 21, 2023, April 4, 2023, and April 18, 2023 Zoning Commission Minutes.

Motion: Commissioner Fuentes to approve item as amended
Second: Fuentes
In Favor: Sipes, Watson, Kamath, Hui, Ortiz, Barros, Bustamante, Nix
Abstain: Greathouse
Opposed: None

MOTION PASSES

Director's Report – No report at this time.

Adjournment.

There being no further business, the meeting was adjourned at 3:51 P.M.

APPROVED BY: _____ or _____
Robert Sipes, Chair

DATE: _____

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