

**City of San Antonio**



**MINUTES**

**Zoning Commission**

Development and Business Services

Center

1901 South Alamo

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**Tuesday, April 2, 2024**

**1:00 PM**

**1901 S. Alamo**

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**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.**

**Worldwide Interpreters were present.**

**1:02 PM – Call to order**

**ROLL CALL: Present:** Barros, Ortiz, Kellum, Whitsett, Watson, Chase, Hinojosa, Reyes,  
Hui, Bustamante, Sipes  
**Absent:** None

Commissioner Bustamante joined meeting via Web Ex

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

<b>Item #1</b>	<b>Z-2023-10700361 CD</b>	<b>Postponed</b>
<b>Item #2</b>	<b>Z-2024-10700030</b>	<b>Postponed</b>
<b>Item #3</b>	<b>Z-2024-10700045</b>	<b>Postponed</b>

**COMBINED HEARING****Item #5**

**ZONING CASE Z-2023-10700379 S (Council District 6)** – (Continued from 03/19/2024): 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 S MLOD-2 MLR-1 AHOD” Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for Party House, Reception Hall, Meeting Facilities on Lot 1, Block 1, NCB 17876, located at 10803 Ingram Road. Staff recommends approval. (Alexa Retana, Zoning Planner, (210) 207-5407, Alexa.Retana@sanantonio.gov, Development Services Department).

Staff mailed 51 notices to property owners, 0 returned in favor, 0 returned in opposition and no registered neighborhood association within 200’ radius.

**No Public Comment**

**Motion:** Commissioner Watson motioned to approve as presented  
**Second:** Commissioner Barros  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES****Item #7**

**ZONING CASE Z-2024-10700025 CD (Council District 5)** – (Continued from 03/19/2024): 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 “R-6 CD MLOD-2 MLR-2 AHOD” Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for three (3) dwelling units on Lot 16, Lot 17 and Lot 18, Block 8, NCB 7768, located at 311 East Hart Avenue. Staff recommends approval. (Samantha Benavides, Zoning Planner, (210) 207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department).

Staff mailed 30 notices to property owners, 0 returned in favor, 2 returned in opposition and no response from St Leo’s Neighborhood Association.

**No Public Comment**

**Motion:** Commissioner Watson motioned to approve as presented  
**Second:** Commissioner Barros  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES**

**Item #8**

**ZONING CASE Z-2024-10700026 CD (Council District 2)** – (Continued from 03/19/2024): A request for a change in zoning from “C-2 CD EP-1 MLOD-3 MLR-1” Commercial Facility Parking/Traffic Control Overlay Martindale Military Lighting Overlay Military Lighting Region 1 District with a Conditional Use for Hardware Sales - Wholesale to “C-2 CD EP-1 MLOD-3 MLR-1” Commercial Facility Parking/Traffic Control Overlay Martindale Military Lighting Overlay Military Lighting Region 1 District with a Conditional Use for Warehouse - Outside Storage with Screening on Lot 22 and Lot 23, Block 1, NCB 11674, located at 3444 East Commerce Street. Staff recommends approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department).

Staff mailed 42 notices to property owners, 1 returned in favor, 0 returned in opposition and Coliseum Willow Park Neighborhood Association is in favor.

**No Public Comment**

**Motion:** Commissioner Watson motioned to approve as presented  
**Second:** Commissioner Barros  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES****Item #9**

**ZONING CASE Z-2023-10700190 S (Council District 2)**: A request for a change in zoning from “R-6 MLOD-3 MLR-1” Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District to “R-6 S MLOD-3 MLR-1” Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District with a Specific Use Authorization for Manufactured Home on Lot 7, Block 5, NCB 16202, located at 2402 McNutt Drive. Staff recommends approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department).

Staff mailed 27 notices to property owners, 0 returned in favor, 1 returned in opposition and no response from Lakeside Neighborhood Association.

**No Public Comment**

**Motion:** Commissioner Watson motioned to approve as presented  
**Second:** Commissioner Barros  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES**

**Item #13**

**ZONING CASE Z-2023-10700381 CD (Council District 1):** A request for a change in zoning from “I-1 WQ AHOD” General Industrial Water Quality Protection Area Overlay Airport Hazard Overlay District to “R-4 CD WQ AHOD” Residential Single-Family Water Quality Protection Area Overlay Airport Hazard Overlay District with a Conditional Use for Day Care Center on 1.789 acres out of NCB 6619, located at 711 Culebra Road. Staff recommends approval. (Alexa Retana, Zoning Planner, (210) 207-5407, Alexa.Retana@sanantonio.gov, Development Service Department).

Staff mailed 35 notices to property owners, 0 returned in favor, 0 returned in opposition and no responses from Martinez Creek nor West End Hope in Action Neighborhood Associations.

**No Public Comment**

**Motion:** Commissioner Watson motioned to approve as presented  
**Second:** Commissioner Barros  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES****Item #17**

**ZONING CASE Z-2024-10700039 (Council District 9):** 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-2 AHOD” Commercial Airport Hazard Overlay District on Lot 28, Block 38, NCB 11754, located at 11103 West Avenue. Staff recommends approval, pending Plan Amendment. (Associated Plan Amendment PA-2024-11600020) (Kellye Sanders, Planning Coordinator, (210) 207-2187, kellye.sanders@sanantonio.gov, Development Services Department).

Staff mailed 37 notices to property owners, 4 returned in favor, 0 returned in opposition and Greater Harmony Hills Neighborhood Association is in favor.

**No Public Comment**

**Motion:** Commissioner Watson motioned to approve as presented  
**Second:** Commissioner Barros  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES**

**Item #19**

**ZONING CASE Z-2024-10700042 S (Council District 1):** A request for a change in zoning from “D AHOD” Downtown Airport Hazard Overlay District to “D S AHOD” Downtown Airport Hazard Overlay District with a Specific Use Authorization for Amusement and/or Theme Park - Outdoor Rides on Lots A4, A5, A6, A7, A8, A14 and the south 5.35 feet of Lot A1, NCB 164, located at 902 East Houston Street. Staff recommends approval. (Vincent Trevino, Senior Zoning Planner, (210) 207-5501, Vincent.Trevino@sanantonio.gov, Development Services Department).

Staff mailed 21 notices to property owners, 1 returned in favor, 0 returned in opposition and Downtown Residents Neighborhood Association is in favor. Staff also received response outside 200’ radius from Riverwalk Residences Owners and Visit San Antonio is in favor. The Conservation Society of San Antonio is opposed.

**Public Comment****Voicemail**

Kate Ruckman, San Antonio Conservation Society, spoke in opposition.

**Motion:** Commissioner Watson motioned to approve as presented  
**Second:** Commissioner Barros  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES****Item #21**

**ZONING CASE Z-2024-10700044 S (Council District 8):** A request for a change in zoning from “R-5” Residential Single-Family District, “R-6 S” Residential Single-Family District with a Specific Use Authorization for a Ball Park, “MF-33” Multi-Family District, “O-2” High-Rise Office District, “C-1” Light Commercial District, “C-1 S” Light Commercial District with a Specific Use Authorization for a Helicopter Pad, “C-1 S” Light Commercial District with a Specific Use Authorization for a Hospital, “C-2” Commercial District, “C-2 S” Commercial District with a Specific Use Authorization for a Hospital, “C-2 S” Commercial District with a Specific Use Authorization for Hospital with a Heliport, “C-2NA” Commercial Nonalcoholic Sales District, “C-2NA S” Commercial Nonalcoholic Sales District with a Specific Use Authorization for a Hospital, “C-3” General Commercial District, “C-3 S” General Commercial District with a Specific Use Authorization for a Hospital not to exceed 175 feet in height, and “I-1 S” General Industrial District with a Specific Use Authorization for a Heliport including AHOD Airport Hazard Overlay District as applicable to “O-2” High Rise Office District, “MF-40” Multi-Family District, “MF-50” Multi-Family District, “C-2” Commercial District, “C-3” General Commercial District, “C-3 S” General Commercial District with a Specific Use Authorization for a Hospital taller than 35 feet with a Helistop, and “C-3 S” General Commercial District with a Specific Use Authorization for a Hospital taller than 35 feet with AHOD Airport Hazard Overlay District remaining unchanged as applicable on NCB 12813, Block 3, Lot 2 EXC NW IRR 5.05 FT; NCB 12814, Block 4, Lot S IRR 161.59 FT of 3 (OAK HILLS PARK UT-1); NCB 12814, Block 4, Lot N IRR 344.9 FT of S 506.49 FT of E IRR 244.73 FT of 3; NCB 12814, Block 4, Lot S IRR 223.87 FT of N 352.87 FT of E IRR 153.66 FT of 3; NCB 12814, Block 4, Lot NE IRR 88.56 & SW IRR 255.2 FT of 3; NCB 12815, Block 5,

Lot 11 EXC SE IRR 48.82 FT; NCB 12816, Block 6, Lot PT of BLK 6 or P-100; NCB 12816, Block 6, Lot 1, EXC NW IRR 145FT & SW IRR 25.65FT (2.7601 AC) & W IRR 25 FT of S IRR 324.25 FT of 2 ( (.1919 AC); NCB 12816, Block 6, Lot W IRR 294.19 FT of E 344.19 FT of S IRR 334.06 FT of 2; NCB 12816, Block 6, Lot NE IRR 781.56 FT of 4; NCB 12816, Block 6, Lot NE IRR 2792.84 FT of 5; NCB 12816, Block 6, Lot 6 & SW 25 FT of 5 & SW IRR 25.65 FT of 1; NCB 12830, Lot SE IRR 303.25 FT of 33; NCB 12830, Lot NW IRR 401.32 FT of 33 (LAND ONLY) REFER TO : 12830-000-0332; NCB 12830, Lot NW IRR 401.32 FT of 33 (IMPT ONLY) REFER TO: 12830-000-0331; NCB 12830, Lot S 238 of 34; NCB 12830, Lot 35 EXC SW IRR 270.27 FT; NCB 12830, Lot NE IRR 650 of 41 SOUTH TEX WOMENS HOSP UT-1A; NCB 13663, Lot TR 1B; NCB 13663, Lot TR-2; NCB 13663, Lot TR-2C; NCB 13663, Lot TR-3D (NON - ADJACENT PARCEL); NCB 13663, Lot TR-3B (1.5106) & TR-7C (20.7804); NCB 13663, Lot TR-7; NCB 13663, Lot TR-7D; NCB 13663, Lot E IRR 148.96 FT of NW IRR 663.96 FT of 8; NCB 13663, Lot NW IRR 339.43 FT of 8 (LEASE ACCT); NCB 13663, Lot NE IRR 1018.83 FT of 8; NCB 13663, Lot SE IRR 448.54 of 8 or ARB 8C; NCB 13663, Lot TR-9 \*\*LEASE AREA\*\*; NCB 13663, Lot 21 \*LAND ONLY\*(.829 AC), 26(.613 AC); NCB 13663, LOT 22 WARM SPRINGS LAND ONLY; NCB 13663, Lot 28 EXCEPT SE IRR 114.43 FT (RONALD MCDONALD HOUSE); NCB 13663, Lot 29 WINSTON SCHOOL SUBD; NCB 17060, Block 1, Lot 3; NCB 17060, Block 1, Lot 4 MASTER FILE & COMMON ELEMENT 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1407 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 2002 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1705 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 403 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 305 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1908 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 2101 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 605 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 901 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 308 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 301 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1103 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 501 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1507 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 702 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 706 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1108 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 906 MILAM TOWERS SOUTH; NCB 17060, Unit 2003 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1903 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 402 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 707 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1006 MILAM TOWERS SOUTH; NCB 17060, Unit 1704 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 908 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1802 7701 WURZBACH TOWER CONDO; NCB 17060, PENTHOUSE # 3 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1101 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 2103 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1504 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 607 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1408 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 604 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 2007 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 506 7701 WURBACH TOWER CONDO; NCB 17060, Unit 1501 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 907 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1606 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1907 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1706 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 2202 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1201 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1506 MILAM TOWERS SOUTH; NCB 17060, Unit 507 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 807 7701

WURZBACH TOWER CONDO; NCB 17060, Unit 1604 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1102 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 405 MILAM TOWERS SOUTH; NCB 17060, Unit 804 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1603 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 404 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 304 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1106 WURZBACH TOWERS & Unit 1107 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 905 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 704 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 2008 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 503 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1203 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 2206 MILAM TOWERS SOUTH; NCB 17060, Unit 1803 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1904 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 2104 7701 WURZBACH TOWER CONDO; NCB 17060, PENTHOUSE # 4 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 601 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1503 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 606 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 2001 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1404 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1003 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1204 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 904 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 703 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1605 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 406 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 806 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1008 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1405 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 2108 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1005 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 2201 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1208 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 903 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 2203 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 902 MILAM TOWERS SOUTH; NCB 17060, Unit 602 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 705 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1702 & 1703 7701 WURZBACH TOWERS; NCB 17060, Unit 1602 7701 WURZBACH TOWER CONDO; NCB 17060, PENTHOUSE # 5 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 401 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1707 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 505 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1905 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1806 & 1807 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 2005 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1901 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 408 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1402 MILAM TOWERS SOUTH; NCB 17060, Unit 803 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 2208 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 608 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 2107 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1207 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 407 7701 WURZBACH TOWER CONDO; NCB 17060, PENTHOUSE # 1 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1105 7701 WURZBACH TOWER CONDO; NCB 17060, PENTHOUSE # 6 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1601 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1508 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1801 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 603 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1406 7701 WURZBACH TOWER; NCB 17060, Unit 1902 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1206 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1608 7701 WURZBACH TOWER CONDO;

NCB 17060, Unit 2105 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1205 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1004 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1906 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 805 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 801 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 2205 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1202 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1805 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 701 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 303 7701 WURZBACH TOWER CONDO; NCB 17060, Block 1, Lot 4 MASTER FILE & COMMON ELEMENT 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 808 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1607 7701 WURZBACH TOWER CONDO; NCB 17060, PENTHOUSE # 2 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 802 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1701 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 302 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 502 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1708 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 504 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 708 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 508 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1808 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1104 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1007 MILAM TOWERS SOUTH; NCB 17060, Unit 2106 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 2207 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 2006 MILAM TOWERS SOUTH; NCB 17060, Unit 1001 7701 WURZBACH TOWER CONDO; NCB 17060, Block 1, Lot 5; NCB 17060, Unit 307 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 2204 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 306 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1401 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1403 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1002 MILAM TOWERS SOUTH; NCB 17060, Unit 1804 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1502 MILAM TOWERS SOUTH; NCB 17102, Block 1, Lot 2 EXCEPT NE IRR 2.97 FT (13.7082 AC) & NW IRR 233.77 FT of 3 (.218 AC) (MED FOUNDATION HEALTH CAREER); NCB 17102, Block 1, Lot 4 EXE S IRR 60.95 FT (HABILI & VOCATNL TRNSITN CTR); NCB 17108, Block 1, Lot ARB 3A (4.239) & 3C(4.246); NCB 13663, Lot 34 SAN ANTONIO CREDIT UNION-MEDICAL CENTER; NCB 13663, Lot E MID IRR 201.74 FT of 8 (GROUND LEASE); NCB 13663, Lot S MID IRR 374.89 FT of 8 (GROUND LEASE); NCB 13663, Lot E MID IRR 201.74 FT of 8 (IMPT ONLY ACCT); NCB 12816, Block 6, Lot NE IRR 2792.84 FT of 5 (IMPTS ONLY ACCT); NCB 13663, Lot 35 (FIRE STATION NO. 32); NCB 13663, Block 36 (CANTEX SANTA ROSA); NCB 13663, Lot S IRR 379.87 FT of 8; NCB 17102, (CLARITY CHILD GUIDANCE CENTER) Block 001 Lot 5; NCB 12814 (METHODIST HOSPITAL), Block 4, Lot S 353.08 FT of 6; NCB 13663 (RONALD MCDONALD HOUSE NO 4), Lot 41; NCB 13663, Lot TR-3B (7.203) & TR-2 (.687); NCB 12814 (METHODIST HOSPITAL), Block 4, Lot 6A; NCB 13663, Lot SW IRR 102.67 FT of TR-3 (ARB TR-3H) (NON ADJ RMS); NCB 12816, (BABCOCK AT MERTON MINTER) Block 6, Lot 7; NCB 12813, SW IRR 303.61 FT of Block 3. Multiple addresses located between/on 4300, 4400, 4500, 4800, 4900, 5100 and 5200 Block of Medical Drive, 7700 Block of Louis Pasteur, 7700 and 8500 Block of Ewing Halsell, 7400 and 7700 Block of Merton Minter, 2100, 2200, 2700 and 2800 Block of Babcock Road, 4900, 7700, 7900 and 8400 Block of Floyd Curl Drive, 7700, 8000 and 8400 Block of Wurzbach Road, 8100 Block of Fredericksburg Road, 4700 and 4800 Block of Sid Katz Drive, 4600 and 4900 Block of Hamilton Wolfe, 8400 and 8500 Block of Tom Slick Avenue, and the 4800 and 4900 Block of Charles Katz Drive. Staff recommends approval, pending Plan Amendment.



(Associated Plan Amendment Case PA-2024-11600015) (Zenon Solis, Planning Manager, (210) 207-5409, zenon.solis@sanantonio.gov, Planning Department).

Staff mailed 860 notices to property owners, 0 returned in favor, 2 returned in opposition and no response from Dreamhill Estates Neighborhood Association nor Kensington Row Homeowners Association. Staff also received 1 notice expressing opposition outside 200' radius.

**No Public Comment**

**Motion:** Commissioner Watson motioned to approve as presented  
**Second:** Commissioner Barros  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES**

**CONTINUED UNTIL – April 16, 2024**

**Item #6**

**ZONING CASE Z-2024-10700017 CD (Council District 7)** – (Continued from 03/19/2024): 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 three (3) dwelling units on Lot 1, Block 29, NCB 8111, located at 530 East Sunshine Drive. Staff recommends approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department).

**No Public Comment**

**Motion:** Commissioner Watson motioned for a continuance until April 16, 2024  
**Second:** Commissioner Barros  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES**

**Item #10**

**ZONING CASE Z-2023-10700266 CD (Council District 7)**: 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 “R-5 CD MLOD-2 MLR-2 AHOD” Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for three (3) dwelling units on Lot 57, Block 4, NCB 13892, located at 5518 Ivanhoe Street. Staff recommends denial. (Alexa Retana, Zoning Planner, (210) 207-507, Alexa.Retana@sanantonio.gov, Development Services Department).

**No Public Comment**

**Motion:** Commissioner Watson motioned for a continuance until April 16, 2024  
**Second:** Commissioner Barros  
**In Favor:** Unanimous  
**Opposed:** None

## **MOTION PASSES**

### **Item #14**

**ZONING CASE Z-2024-10700031 (Council District 3):** A request for a change in zoning from “C-1 H MC-1 MPOD AHOD” Light Commercial Mission Historic Overlay Roosevelt Metropolitan Corridor Overlay Mission Protection Overlay Airport Hazard Overlay District to “C-2 H MC-1 MPOD AHOD” Commercial Mission Historic Overlay Roosevelt Metropolitan Corridor Overlay Mission Protection Overlay Airport Hazard Overlay District on 0.6967 acres out of NCB 11919, located at 3267 Roosevelt Avenue. Staff recommends approval. (Kellye Sanders, Planning Coordinator, (210) 207-2187, kellye.sanders@sanantonio.gov, Development Services Department).

### **No Public Comment**

**Motion:** Commissioner Watson motioned for a continuance until April 16, 2024  
**Second:** Commissioner Barros  
**In Favor:** Unanimous  
**Opposed:** None

## **MOTION PASSES**

### **Item #15**

**ZONING CASE Z-2024-10700032 (Council District 10):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District and “C-2 AHOD” Commercial Airport Hazard Overlay District to “C-3 AHOD” General Commercial Airport Hazard Overlay District on Lot 11, Block 2, NCB 15679, located at 13525 Wetmore Road. Staff recommends denial, with an Alternate Recommendation. (Associated Plan Amendment PA-2024-11600011) (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department).

### **No Public Comment**

**Motion:** Commissioner Watson motioned for a continuance until April 16, 2024  
**Second:** Commissioner Barros  
**In Favor:** Unanimous  
**Opposed:** None

## **MOTION PASSES**

**CONTINUED UNTIL – May 7, 2024****Item #16**

**ZONING CASE Z-2024-10700037 (Council District 7):** A request for a change in zoning from “R-20 CD NCD-3 AHOD” Residential Single-Family Ingram Hills Neighborhood Conservation District Airport Hazard Overlay District with a Conditional Use for multi-family dwellings not exceeding 10 units per acre or a total of 33 units to “C-2 NCD-3 AHOD” Commercial Ingram Hills Neighborhood Conservation District Airport Hazard Overlay District on 3.218 acres of NCB 11538, located at 2279 Bandera Road. Staff recommends denial. (Associated Plan Amendment PA-2024-11600012) (Samantha Benavides, Zoning Planner, (210) 207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department).

**No Public Comment**

**Motion:** Commissioner Watson motioned for a continuance until May 7, 2024

**Second:** Commissioner Barros

**In Favor:** Unanimous

**Opposed:** None

**MOTION PASSES****Item #20**

**ZONING CASE Z-2024-10700043 (Council District 3):** A request for a change in zoning from “C-3 H RIO-5 AHOD” General Commercial Mission Historic Overlay River Improvement Overlay 5 Airport Hazard Overlay District to “MF-18 H RIO-5 AHOD” Limited Density Multi-Family Mission Historic Overlay River Improvement Overlay 5 Airport Hazard Overlay District on 5.56 acres out of NCB 7657, located at 3400 Mission Road. Staff recommends approval. (Associated Plan Amendment Case PA-2024-11600014) (Alexa Retana, Zoning Planner, (210) 207-5407, Alexa.Retana@sanantonio.gov, Development Services Department).

**Public Comment****Voicemail**

Joe Valencia, spoke in opposition.

Rigoberto Gonzalez, spoke in opposition.

**Motion:** Commissioner Watson motioned for a continuance until May 7, 2024

**Second:** Commissioner Barros

**In Favor:** Unanimous

**Opposed:** None

**MOTION PASSES**

**INDIVIDUAL HEARING****Item #4****ZONING CASE Z-2023-107000350 S ERZD (Council District 9)** – (Continued from 03/19/2024):

A request for a change in zoning from “C-3 MLOD-1 MLR-1 AHOD ERZD” General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District to “C-2 S MLOD-1 MLR-1 AHOD ERZD” Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District with a Specific Use Authorization for Wireless Communication System within the Edwards Recharge Zone District on Lot 8, Block 13, NCB 17701, located at 4079 North 1604. Staff recommends approval. (Samantha Benavides, Zoning Planner, (210) 207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

Staff stated applicant amended boundaries to 0.020 acres.

Staff mailed 8 notices to property owners, 0 returned in favor, 0 returned in opposition and no registered neighborhood association within 200’ radius.

Michael Escalante, SAWS, stated they have reviewed the application for a 150’ telecommunication tower pad site on 0.02-acre lot located at 4079 North 1604 West. He stated the 875 square foot pad site is currently undeveloped. They were no sensitive geologic features observed on site nor is the site located within the floodplain. SAWS recommends approval with all environmental recommendations to include, per a site plan submittal, 16% impervious cover, no petroleum fuel source backup generator allowed on site and no outside storage of use or use of chemicals shall be permitted on site.

Luis Martin, representative, stated they have worked closely with City staff and SAWS regarding this proposal. The tower would be situated in a usual space on the side of a hill. This tower would provide needed services to the surrounding wireless customers.

**No Public Comment**

**Motion:** Commissioner Barros motioned to approve with amended boundaries to 0.020 acres

**Second:** Commissioner Hui

**In Favor:** Unanimous

**Opposed:** None

**MOTION PASSES**

**Item #11**

**ZONING CASE Z-2023-10700348 CD (Council District 10):** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District and “C-3 AHOD” General Commercial Airport Hazard Overlay District to “C-3 CD AHOD” General Commercial Airport Hazard Overlay District with a Conditional Use for Parking and/or Storage - Long Term on 1.44 acres and “C-3 AHOD” General Commercial Airport Hazard Overlay District on 0.305 acres, a total of 1.745 acres out of NCB 13873, located at 10601 Nacogdoches Road. Staff recommends denial, with an Alternate Recommendation. (Associated Plan Amendment PA-2024-11600024) (Kellye Sanders, Planning Coordinator, (210) 207-2187, kellye.sanders@sanantonio.gov, Development Services Department).

Staff mailed 13 notices to property owners, 3 returned in favor, 0 returned in opposition and no response from Oak Grove Estates.

Ken Brown, representative, stated his client purchase this parcel with the intent of extending his current automobile repair facility. He stated his client has been operating for approximately 2 to 3 years and has outgrown the existing service operation. They are requesting a Conditional Use to utilize the property for long term parking/storage.

Joseph Mallette, stated they are proposing a corrugated fence and have applied for the Board of Adjustment to further discussion material for fencing.

**No Public Comment**

**Motion:** Commissioner Whitsett motioned to approve as submitted with an amendment of an 8-foot fence  
**Second:** Commissioner Ortiz  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES****Item #12**

**ZONING CASE Z-2023-10700357 (Council District 5):** 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 “R-3 MLOD-2 MLR-2 AHOD” Single-Family Residential Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 30, Block 19, NCB 6262, located at 203 Drake Avenue. Staff recommends approval. (Alexa Retana, Zoning Planner, (210) 207-5407, Alexa.Retana@sanantonio.gov, Development Services Department).

Staff mailed 38 notices to property owners, 0 returned in favor, 19 returned in opposition and Collins Garden Neighborhood Association is in opposition. Staff also received 9 notice expressing opposition outside 200’ radius.

Manuel Saldivar, representative, stated their initial zoning request was “IDZ” however after the neighborhood association expressed their opposition, they would like to request “R-3”. He stated they are proposing 2 single family units with parking. He stated one unit would front Drake and the other would front Marlay.

### **Public Comment**

#### **Voicemail**

Linda Rendon, spoke in opposition.

#### **In Person**

Robert Cuellar, spoke in opposition.

Linda Ramirez, spoke in opposition.

Karen Spear, President of Collins Garden Neighborhood Association, spoke in opposition.

### **Rebuttal**

Manuel Saldivar, representative, stated he is proposing to residential development to stay consistent with neighborhood. In meeting with the neighborhood association who expressed concerns with parking, he has designed his proposal to include parking.

Karen Spear, stated she is agreeable to meeting with the applicant to further discuss.

Manuel Saldivar, representative, stated he would visit with the neighborhood association to present his new proposal of “R-3” and address their concerns.

**Motion:** Commissioner Bustamante motioned for a continuance until April 16, 2024

**Second:** Commissioner Watson

**In Favor:** Unanimous

**Opposed:** None

### **MOTION PASSES**

#### **Item #18**

**ZONING CASE Z-2024-10700040 (Council District 6):** A request for a change in zoning from “C-3 AHOD” General Commercial Airport Hazard Overlay District to “MF-18 AHOD” Limited Density Multi-Family Airport Hazard Overlay District on Lot P-226A, NCB 18820, located at 9000 Culebra Road. Staff recommends approval. (Vincent Trevino, Senior Zoning Planner, (210) 207-5501, [Vincent.Trevino@sanantonio.gov](mailto:Vincent.Trevino@sanantonio.gov), Development Services Department).

Staff mailed 24 notices to property owners, 1 returned in favor, 0 returned in opposition and no registered neighborhood association within 200’ radius.

Ken Brown, representative, stated this downzone request is to allow for Senior Housing development. The project would consist of 88 units. They have met with City Council who have expressed their support for this project. He stated there are no registered neighborhood associations however there 2 associations in the area which they have met with, and they are in support. They are in the process of meeting with the other neighborhood association to present their proposal.

Wallace Reid, developer's representative, stated this would be a full independent senior living facility for age 55 and older. This will not be an assisted living facility. He stated security measures would consist of gates would be all around the property and gated entrances with lighting. They would also install cameras throughout the entire complex. Law enforcement authorities would randomly visit premises. He further stated he is agreeable to build an 8-foot fence around the property.

### **No Public Comment**

**Motion:** Commissioner Hui motioned to approve as presented  
**Second:** Commissioner Watson  
**In Favor:** Unanimous  
**Opposed:** None

### **MOTION PASSES**

#### **Item #22**

Consideration and Approval of the March 19, 2024, Zoning Commission Minutes.

**Motion:** Commissioner Ortiz motioned for approval as presented  
**Second:** Commissioner Reyes  
**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 2:14 P.M.

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

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

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