

City of San Antonio



MINUTES

Zoning Commission

Development and Business Services

Center

1901 South Alamo

Tuesday, February 6, 2024

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.

1:05 PM – Call to order

Worldwide Interpreters were present.

ROLL CALL: Present: Watson, Hinojosa, Reyes, Ortiz, Barros, Whitsett, Kellum, Sipes,
Absent: Bustamante, Hui, Chase

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

| | | |
|--------|-----------------|-----------|
| Item 1 | Z-2023-10700332 | Postponed |
| Item 9 | Z-2023-10700370 | Postponed |

COMBINED HEARING

Item #5

ZONING CASE Z-2023-10700325 (Council District 3): A request for a change in zoning from “RP CD S” Resource Protection District with a Conditional Use for two (2) dwelling units and a Specific Use Authorization for HUD-Code Manufactured Homes, “R-5” Residential Single-family District, “MF-18” Limited Density Multi-Family District, and “C-2” Commercial District to “R-4” Residential Single-family District on 82.17 acres, “MF-18” Limited Density Multi-Family District 4.077 acres, and “C-2” Commercial District on 10.431 acres, a total of 96.678 acres out of CB 4167, generally located in the 20400 - 20900 block of Gus McCrae Lane and 3628 South Loop 1604. Staff recommends Approval,

pending Plan Amendment. (Associated Plan Amendment PA- 2023-11600082) (Joseph Leos, Zoning Planner, (210) 207-3074, joseph.leos@sanantonio.gov, Development Services Department)

Staff mailed 40 notices to property owners, 0 returned in favor; 0 returned in opposition; no registered neighborhood association within 200 feet.

No Public Comment

Motion: Commissioner Watson motioned to approve item as presented

Second: Commissioner Barros

In Favor: Unanimous

Opposed: None

MOTION PASSES

Item #6

ZONING CASE Z-2023-10700367 HL (Council District 3): A request for a change in zoning from “R-4 AHOD” Residential Single-family Airport Hazard Overlay District to “R-4 HL AHOD” Residential Single-family Historic Landmark Airport Hazard Overlay District on Lot 1, Block 40, NCB 6571, located at 1302 Hicks Avenue. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, samantha.benavides@sanantonio.gov, Development Services Department)

Staff mailed 35 notices to property owners, 0 returned in favor; 0 returned in opposition; no response from Highland Park Neighborhood Association.

No Public Comment

Motion: Commissioner Watson motioned to approve item as presented

Second: Commissioner Barros

In Favor: Unanimous

Opposed: None

MOTION PASSES

Item #7

ZONING CASE Z-2023-10700369 HL (Council District 1): A request for a change in zoning from “R-6 CD NCD-5 AHOD” Residential Single-family Beacon Hill Neighborhood Conservation Overlay Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units to “R-6 CD HL NCD-5 AHOD” Residential Single-family Historic Landmark Beacon Hill Neighborhood Conservation Overlay Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 17, Lot 18, and the west 12.5 feet of Lot 19, Block 28, NCB 1810, located at 914 West Mulberry Avenue. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-5407, Alexa.Retana@sanantonio.gov, Development Services Department)

Staff mailed 25 notices to property owners, 1 returned in favor; 0 returned in opposition; Beacon Hill Neighborhood Association is in support.

Public Comment

Voicemail

Cynthia Spielman, spoke in favor.

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

MOTION PASSES

Item #10

ZONING CASE Z-2023-10700377 (Council District 10): A request for a change in zoning from “I-2 S AHOD” Heavy Industrial Airport Hazard Overlay District with a Specific Use Authorization for a Quarry to “ED AHOD” Entertainment District Airport Hazard Overlay District on 3.343 acres out of NCB 14945, located at 10440 Wurzbach Parkway. Staff recommends Approval. (Vincent Trevino, Senior Zoning Planner, (210) 207-5501, vincent.trevino@sanantonio.gov, Development Services Department)

Staff mailed 10 notices to property owners, 3 returned in favor; 0 returned in opposition; no registered Neighborhood Association.

No Public Comment

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

MOTION PASSES

CONTINUANCE HEARING TO February 20, 2024

Item #2

ZONING CASE Z-2023-10700244 CD (Council District 1): Continued from 01/16/2024
A request for a change in zoning from “R-6 NCD-2 AHOD” Residential Single-family Alta Vista Neighborhood Conservation District Overlay Airport Hazard Overlay District to “R-6 CD NCD- 2 AHOD” Residential Single-family Alta Vista Neighborhood Conservation District Overlay Airport Hazard Overlay District with a Conditional Use for three (3) dwelling units on Lot 6A, Block 2, NCB 3527, located at 133 Hickman Street. Staff recommends Approval. (Kellye Sanders, Planning Coordinator, 210-207-2187, kellye.sanders@sanantonio.gov, Development Services Department)

Staff mailed 28 notices to property owners, 0 returned in favor; 4 returned in opposition; no response from Alta Vista Neighborhood Association and no response Five Points Neighborhood Association.

No Public Comment

- Motion:** Commissioner Watson motioned to continue until February 20, 2024
- Second:** Commissioner Barros
- In Favor:** Unanimous
- Opposed:** None

MOTION PASSES

Item #3

ZONING CASE Z-2023-10700295 (Council District 5): Continued from 01/16/2024

A request for a change in zoning from “R-4 MLOD-2 MLR-1 AHOD” Residential Single-family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to “C-2 MLOD-2 MLR-1 AHOD” Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lots 26 and 27, Block 3, NCB 8132, located at 151 Cortez Avenue. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207- 8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 49 notices to property owners, 7 returned in favor; 0 returned in opposition; Las Palmas Neighborhood Association is in opposition. Outside 200 feet, 24 returned in favor, 0 returned in opposition.

No Public Comment

- Motion:** Commissioner Watson motioned to continue until February 20, 2024
- Second:** Commissioner Barros
- In Favor:** Unanimous
- Opposed:** None

MOTION PASSES

Item #4

ZONING CASE Z-2023-10700296 CD (Council District 3): (Continued from 1/16/2024)

A request for a change in zoning from “R-4 MLOD-3 MLR-2 AHOD” Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to “R-4 CD MLOD-3 MLR-2 AHOD” Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for (4) Four Dwelling Units on Lot 13, Block 27, NCB 3295, located at 950 East Drexel Avenue. Staff recommends Approval. (Joseph Leos, Zoning Planner, (210) 207- 3074, joseph.leos@sanantonio.gov, Development Services Department)

Staff mailed 23 notices to property owners, 1 returned in favor; 4 returned in opposition; Highland Park Neighborhood Association is in opposition. Outside 200 feet, 1 returned in favor, 2 returned in opposition.

No Public Comment

- Motion:** Commissioner Watson motioned to continue until February 20, 2024
- Second:** Commissioner Barros
- In Favor:** Unanimous
- Opposed:** None

MOTION PASSES

Item #8

ZONING CASE Z-2023-10700370 (Council District 5): A request for a change in zoning from “I-2 HS AHOD” Heavy Industrial Historic Significant Airport Hazard Overlay District and “I-2 H AHOD” Heavy Industrial Cattleman Square Historic Airport Hazard Overlay District to “IDZ-2 HS AHOD” Medium Intensity Infill Development Zone Historic Significant Airport Hazard Overlay District with uses permitted for 48 dwelling units and “C-1” Light Commercial District and “IDZ-2 H AHOD” Medium Intensity Infill Development Zone Cattleman Square Historic Airport Hazard Overlay District with uses permitted for 48 dwelling units and “C-1” Light Commercial District on Lot 11, Lot 12, and the north 27.92 feet of Lot 10, Block 78, and the west half of Block 249, NCB 249, located at 421 North Medina Street and 1232 West Martin Street. Staff recommends Approval. (Joseph Leos, Zoning Planner, (210) 207-3074, joseph.leos@sanantonio.gov, Development Services Department)

Staff mailed 13 notices to property owners, 0 returned in favor; 0 returned in opposition; Highland Park Neighborhood Association is in opposition. Outside 200 feet, 0 returned in favor, 6 returned in opposition.

No Public Comment

- Motion:** Commissioner Watson motioned to continue until February 20, 2024
- Second:** Commissioner Barros
- In Favor:** Unanimous
- Opposed:** None

MOTION PASSES

Approval of Minutes

Consideration and Approval of the January 16, 2024, Zoning Commission Minutes.

Director’s Report- No report at this time.

Adjournment.

There being no further business, the meeting was adjourned at 1:16 P.M.

APPROVED BY: _____ or _____
Robert Sipes, Chair

DATE: _____

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