

**City of San Antonio**



**MINUTES**

**Zoning Commission**

Development and Business Services  
Center  
1901 South Alamo

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**Tuesday, March 5, 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.**

**1:03 PM – Call to order**

**Worldwide Interpreters were present.**

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

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

<b>Item #1</b>	<b>Z-2023-10700242</b>	<b>Postponed</b>
<b>Item #3</b>	<b>Z-2023-107000244 CD</b>	<b>Postponed</b>
<b>Item #5</b>	<b>Z-2023-10700357</b>	<b>Postponed</b>
<b>Item #8</b>	<b>Z-2023-1070332</b>	<b>Withdrawn</b>

**COMBINED HEARING****Item #7**

**ZONING CASE Z-2023-10700300 CD (Council District 1):** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District to “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for Storage - Outside on Lot 21, NCB 8410, located at 707 Vance Jackson Road. Staff recommends approval, pending Plan Amendment. (Associated Plan Amendment PA-2023-11600078) (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 15 notices to property owners, 0 returned in favor; 0 returned in opposition; no response from Los Angeles Heights 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 #9**

**ZONING CASE Z-2023-10700371 CD (Council District 2):** A request for a change in zoning from “R-4 EP-1 MLOD-3 MLR-2” Residential Single-Family Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District to “R-4 CD EP-1 MLOD-3 MLR-2” Residential Single-Family Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for two (2) dwelling units on Lot 14, Block 36, NCB 6457, located at 1555 Paso Hondo. Staff recommends approval. (Vincent Trevino, Senior Zoning Planner, (210) 207-5501, vincent.trevino@sanantonio.gov, Development Services Department)

Staff mailed 27 notices to property owners, 0 returned in favor; 0 returned in opposition; no response from Jefferson Heights Neighborhood Association.

**No Public Comment**

**Motion:** Commissioner Watson motioned to approve as presented.

**Second:** Commissioner Barros

**In Favor:** Unanimous

**Opposed:** None

**MOTION PASSES**

**Item #10**

**ZONING CASE Z-2023-10700380 (Council District 1):** A request for a change in zoning from “R-6 H AHOD” Residential Single-Family Lavaca Historic Airport Hazard Overlay District to “RM-6 H AHOD” Residential Mixed Lavaca Historic Airport Hazard Overlay District on Lot 10, Block 3, NCB 729, located at 320 Riddle Street. Staff recommends approval. (Alexa Retana, Zoning Planner, (210) 207-5407, Alexa.Retana@sanantonio.gov, Development Services Department)

Staff mailed 35 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 as presented.

**Second:** Commissioner Barros

**In Favor:** Unanimous

**Opposed:** None

**MOTION PASSES****Item #11**

**ZONING CASE Z-2024-10700009 (Council District 8):** A request for a change in zoning from “I-1” General Industrial District to “C-3NA” General Commercial Nonalcoholic Sales District on 7,428 square feet out of NCB 17386, located at 12400 Network Boulevard. Staff recommends approval. (Alexa Retana, Zoning Planner, (210) 207-5407, Alexa.Retana@sanantonio.gov, Development Services Department)

Staff mailed 7 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 as presented.

**Second:** Commissioner Barros

**In Favor:** Unanimous

**Opposed:** None

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

**ZONING CASE Z-2024-10700011 (Council District 3):** A request for a change in zoning from “I-2 H AHOD” Heavy Industrial Mission Historic Overlay Airport Hazard Overlay District to “C-1 H AHOD” Light Commercial Mission Historic Overlay Airport Hazard Overlay District on the West 148.39 feet of Lot 21, NCB 11176, located at 1223 March Avenue. Staff recommends approval. (Samantha Benavides, Zoning Planner, (210) 207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

Staff mailed 7 notices to property owners, 0 returned in favor; 0 returned in opposition; Harlandale-McCollum Neighborhood Association is in support.

Staff indicated that the property boundary was amended from 1.975 acres to 0.057 acres out of NCB 11176.

**No Public Comment**

**Motion:** Commissioner Watson motioned to approve with amended boundary.

**Second:** Commissioner Barros

**In Favor:** Unanimous

**Opposed:** None

**MOTION PASSES**

**Item #14**

**ZONING CASE Z-2024-10700013 (Council District 4):** A request for a change in zoning from “C-2 MLOD-2 MLR-2 AHOD” Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to “MF-33 MLOD-2 MLR-2 AHOD” Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot P-11E and Lot P-12E, NCB 15069, generally located in the 12000 block of Loop 410. Staff recommends approval. (Samantha Benavides, Zoning Planner, (210) 207-6034, Samantha.Benavides@sanantonio.gov, Development Services)

Staff mailed 19 notices to property owners, 1 returned in favor; 0 returned in opposition; no registered Neighborhood Association within 200 feet.

**No Public Comment**

**Motion:** Commissioner Watson motioned to approve as presented.

**Second:** Commissioner Barros

**In Favor:** Unanimous

**Opposed:** None

**MOTION PASSES**

**Item #16**

**ZONING CASE Z-2024-10700015 CD (Council District 1):** 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 Professional Office on Lot 10, Block 30, NCB 7157, located at 1214 Santa Monica. Staff recommends approval. (Vincent Trevino; Senior Zoning Planner, (210) 207-5501, Vincent.Trevino@sanantonio.gov, Development Services Department)

Staff mailed 33 notices to property owners, 3 returned in favor; 1 returned in opposition; no registered Neighborhood Association within 200 feet.

**No Public Comment**

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

**MOTION PASSES****CONTINUANCE HEARING****Item #2**

**ZONING CASE Z-2023-10700184 ERZD (Council District 8):** A request for a change in zoning from “R-6 MLOD-1 MLR-2 ERZD” Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to “MF-18 MLOD-1 MLR- 2 ERZD” Limited Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District on Lot P-4A, CB 4549, Lot P-1B, CB 4550, Lot P- 2C, CB 4552, and Lot P-2C, CB 4562, generally located in the 16000 block of Kyle Seale Parkway. Staff recommends approval. (Alexa Retana, Zoning Planner, (210) 207-5407, [Alexa.Retana@sanantonio.gov](mailto:Alexa.Retana@sanantonio.gov), Development Services Department)

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

**Public Comment****Voicemail**

Eden Critchfield, spoke in opposition.  
Gail Williams, spoke in opposition.  
Tracy Critchfield, spoke in opposition.  
Steven Jones, spoke in opposition.  
Tariq Hussain, spoke in opposition.

**Motion:** Commissioner Watson motioned for a continuance until March 19, 2024.  
**Second:** Commissioner Barros  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES****Item #15**

**ZONING CASE Z-2024-10700014 CD (Council District 2):** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District to “C-2 CD AHOD” Commercial District Airport Hazard Overlay District with a Conditional Use for Auto Paint and Body on Lot 32, NCB 12180, located at 4650 Walzem 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 15 notices to property owners, 1 returned in favor, 0 returned in opposition; no registered Neighborhood Association within 200 feet.

### **No Public Comment**

**Motion:** Commissioner Watson motioned for a continuance until March 19, 2024.  
**Second:** Commissioner Barros  
**In Favor:** Unanimous  
**Opposed:** None

### **MOTION PASSES**

### **INDIVIDUAL HEARING**

#### **Item #4**

**ZONING CASE Z-2023-10700328 S (Council District 2):** Continued from February 20, 2024

A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District to “C-2P S AHOD” Commercial Pedestrian Airport Hazard Overlay District with a Specific Use Authorization for a Carwash on Lot 27 and Lot 90, Block 16, NCB 15786, located at 5506 Walzem 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 11 notices to property owners, 1 returned in favor, 8 returned in opposition; Camelot Neighborhood Association is in favor. Outside 200 feet, 3 returned in favor, 8 returned in opposition.

Russell Nelson, representative, stated he is proposing to operate a car wash. He has been in contact with Camelot Neighborhood Association and addressed their concerns. He stated there would be full-time attendants on premises during business hours, security lighting would stay on all night and hours of operation would be 7 am-7 pm in the winter, 7 am-9 pm during the summer.

### **Public Comment**

#### **In Person**

James Noggle, spoke in favor.

**1<sup>st</sup> Motion:** Commissioner Watson motioned for denial.  
**Second:** Commissioner Sipes  
**In Favor:** Watson, Sipes, Chase  
**Opposed:** Hinojosa, Reyes, Hui, Ortiz, Barros, Whitsett, Bustamante

### **MOTION FAILS**

**2<sup>nd</sup> Motion:** Commissioner Bustamante motioned to reconsider.  
**Second:** Commissioner Barros  
**In Favor:** Bustamante, Barros, Hinojosa, Reyes, Hui, Ortiz, Whitsett, Chase, Sipes  
**Opposed:** None  
**Abstain:** Watson

### MOTION PASSES

**3<sup>rd</sup> Motion:** Commissioner Barros motioned to approve as presented.  
**Second:** Commissioner Reyes  
**In Favor:** Barros, Reyes, Hinojosa, Hui, Ortiz, Whitsett, Bustamante  
**Opposed:** Watson, Chase, Sipes

### MOTION PASSES

#### Item #6

**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. (Kellye Sanders, Planning Coordinator, (210) 207-2187, [kellye.sanders@sanantonio.gov](mailto:kellye.sanders@sanantonio.gov), Development Services Department)

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

Michael Shackelford, representative, stated he is proposing 48 units, senior housing, 50 years plus. Proposed lofts will be in existing 2 story existing building. He met with District 5 office and community members in December.

Commissioner Bustamante recommended that Mr. Shackelford revisit District 5 community to hold another meeting prior to next City Council meeting date.

#### No Public Comment

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

### MOTION PASSES

**Commissioner Bustamante exits meeting at 2:06pm, returns 2:09pm**

**Commissioner Watson exits meeting at 2:09pm, returns 2:11pm**

**Item #17**

**ZONING CASE Z-2024-10700017 CD (Council District 7):** 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)

Staff mailed 12 notices to property owners, 0 returned in favor, 1 returned in opposition; no response from Donaldson Terrace Neighborhood Association, no response from Sunshine Estates Neighborhood Association.

Olga Tabadoa, applicant, stated she is proposing an additional unit to the existing duplex property. Her request is to divide the largest unit and 2 car garage into another unit and add a driveway. She states she has reached out several times to Sunshine Estates Neighborhood Association but has not received a response.

Commissioner Sipes recommends, representative revisit District 7 office, Sunshine Estates Neighborhood Association to hold a meeting prior to next Zoning Commission meeting date.

**No Public Comment**

**Motion:** Commissioner Sipes motioned for a continuance until March 19, 2024.  
**Second:** Commissioner Bustamante  
**In Favor:** Sipes, Bustamante, Watson, Hinojosa, Hui, Ortiz, Barros, Whitsett, Chase  
**Opposed:** Reyes

**MOTION PASSES**

**Commission went into recess 2:27 pm and reconvened at 3:07 pm**

**Commissioner Hinojosa exits meeting at 3:14 pm, returns 3:20 pm**

**Item #13**

**ZONING CASE Z-2024-10700012 CD (Council District 8):** A request for a change in zoning from “R-6 CD MLOD-1 MLR-2” Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for Professional Office to “R-6 CD MLOD-1 MLR-2” Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for Assisted Living Facility with no more than sixteen (16) residents on Lot 12, Block 2, NCB 14712, located at 4211 Honeycomb Drive. Staff recommends approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)



Staff mailed 19 notices to property owners, 3 returned in favor, 1 returned in opposition; no registered Neighborhood Association within 200 feet. Outside 200 feet, 27 returned in favor, 19 returned in opposition.

Benjamin Gheliuc, representative, stated he is proposing senior assisted living residence, no more than 16 residents. This will be a single-family residence, matching characteristics of the area, typical vehicle count during the day is 3-5, in the evening 1 vehicle. Current approved zoning is for Commercial Office Space. Representative mailed letters to neighbors asking for feedback.

### **Public Comment**

#### **In person**

Sheri Barenblat, spoke in opposition.

Tammy Laky, spoke in opposition.

Alexandra Gheliuc, spoke in favor.

Brad Barenblat, spoke in opposition.

Kristy Trevino, spoke in opposition.

Norma Malewski, spoke in opposition.

#### **Voicemail**

Christine Warner, spoke in opposition.

Daniel Martinez, spoke in opposition.

Judy Moore Eno, spoke in opposition.

Leticia Garza, spoke in opposition.

Mary Romo, spoke in opposition.

Nancy Klepper, spoke in opposition.

### **Rebuttal**

Benjamin Gheliuc, applicant, acknowledges concern about parking, trash and lighting. Applicant states there is over 1 acre of property for parking, trash pickup would remain on same residential schedule, 2 exterior lights are being proposed. Assisted living means residents cannot drive and need “assistance for living”. The request for Residential Assistant Living Residence would mean they would be regulated, licensed and audited by State, County and local health officials. Building height of 25 feet is consistent with single story structure. Employees would consist of 2-3 caregivers from 7am-5pm, 1 caregiver 5pm-7am.

**Motion:** Commissioner Ortiz motioned for denial.

**Second:** Commissioner Watson

**In Favor:** Ortiz, Watson, Hinojosa, Reyes, Hui, Whitsett, Chase, Sipes, Bustamante

**Opposed:** None

**Abstain:** Barros

**MOTION PASSES**

**Item #18**

**Elections**

Nomination and Consideration of Election of Officers

Kristie Flores, Planning Manager, opened nomination for Chair.

Commissioner Bustamante nominated Chair Sipes for Chair. There were no other nominations.

**Motion:** Commissioner Bustamante motioned for approval

**Second:** Commissioner Barros

**In Favor:** Unanimous

**Opposed:** None

**MOTION PASSES**

Kristie Flores, Planning Manager, opened nomination for Vice Chair.

Commissioner Bustamante nominated Commissioner Watson for Vice Chair. There were no other nominations.

**Motion:** Commissioner Bustamante motioned for approval

**Second:** Commissioner Ortiz

**In Favor:** Unanimous

**Opposed:** None

**MOTION PASSES**

Kristie Flores, Planning Manager, opened nomination for Pro-Tem.

Commissioner Bustamante nominated Commissioner Hui for Pro-Tem. There were no other nominations.

**Motion:** Commissioner Bustamante motioned for approval

**Second:** Commissioner Reyes

**In Favor:** Unanimous

**Opposed:** None

**MOTION PASSES**

**Item #19**

**Approval of Minutes**

Consideration and Approval of the February 20, 2024, Zoning Commission Minutes.

**Motion:** Commissioner Reyes motioned to approve minutes as presented.

**Second:** Commissioner Ortiz

**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 3:32 P.M.

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

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

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