

**City of San Antonio**



**MINUTES**

**Zoning Commission**

Development and Business Services

Center

1901 South Alamo

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**Tuesday, March 19, 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.**

**1:08 PM – Call to order**

**Worldwide Interpreters were present.**

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

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

**Item #1**

**Z-2024-10700022 CD**

**Postponed**

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

**ZONING CASE Z-2024-10700014 CD (Council District 2)** – (Continued from 03/05/2024): 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, Development Services Department).

Staff mailed 15 notices to property owners, 1 returned in favor, 0 returned in opposition and no registered neighborhood association within 200’ radius. Staff received 10 notices in favor outside 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-2023-10700335 (Council District 4)**: A request for a change in zoning from “I-1” General Industrial District and “I-2” Heavy Industrial District to “C-2” Commercial District, “C-2NA” Commercial Nonalcoholic Sales District, “C-3” General Commercial District, “C-3NA” General Commercial Nonalcoholic Sales District, “IDZ-2” Medium Intensity Infill Development Zone with uses permitted in “MF-33” Multi-Family District, “R-6” Residential Single Family District, “R-5” Residential Single Family District, and “R-4” Residential Single Family District with all overlays of “MLOD-2” Lackland Military Lighting Overlay and “AHOD” Airport Hazard Overlay District remaining unchanged on approximately 815 acres out of NCB 8525, 8609, 9503, 9725, 10015, 10016, 11186, 12328, 12495, 12501, 13401, 13616, 13617, 17244, 17431, and 17550, generally bounded by IH35 to the East and South, Palo Alto Road and Somerset Road to the West and West Mayfield Boulevard to the North. Staff recommends approval. (Valeria Seca, Senior Planner, (210) 207-5110, valeria.seca@sanantonio.gov, Development Services Department).

Staff mailed 977 notices to property owners, 2 returned in favor; 0 returned in opposition and no response from Tierra Linda Neighborhood Association.

Staff stated property located at 6819 South Zarzamora has been amended to “C-3 S” with a Specific Use for a carpentry shop.

**Public Comment****Voicemail**

| Albert Moncivais, spoke in opposition.

**Motion:** Commissioner Watson motioned for approval to include amendment of “C-3 S” with a Specific Use for a carpentry shop for property located at 6819 South Zarzamora.  
**Second:** Commissioner Barros  
**In Favor:** Unanimous  
**Opposed:** None

## **MOTION PASSES**

### **Item #12**

**ZONING CASE Z-2024-10700021 (Council District 3):** A request for a change in zoning from “O-2 CD AHOD” High Rise Office Airport Hazard Overlay District with a Conditional Use for Auto Shop to “R-4 AHOD” Residential SingleFamily Airport Hazard Overlay District on Lot 85, Block 5, NCB 11161, located at 722 Sams Drive. Staff recommends approval. (Kellye Sanders, Planning Coordinator, (210) 207-2187, kellye.sanders@sanantonio.gov, Development Services Department).

Staff mailed 22 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 #13**

**ZONING CASE Z-2024-10700024 CD (Council District 10):** 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 Tattoo Parlor on Lot 20, NCB 11972, located at 2554 Blossom Drive. Staff recommends approval. (Alexa Retana, Zoning Planner, (210) 207-5407, Alexa.Retana@sanantonio.gov, Development Services Department).

Staff mailed 13 notices to property owners, 0 returned in favor, 1 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 #17**

**ZONING CASE Z-2024-10700028 (Council District 7):** A request for a change in zoning from “R-5 MLOD-2 MLR-2 AHOD” Residential SingleFamily Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to “IDZ-1 MLOD-2 MLR-2 AHOD” Limited Intensity Infill Development Zoning Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for ten (10) dwelling units on Lot 17D, Block A, NCB 11531, located at 147 West Quill Drive. Staff recommends approval. (Samantha Benavides, Zoning Planner, (210) 207-6034, [Samantha.Benavides@sanantonio.gov](mailto:Samantha.Benavides@sanantonio.gov), Development Services Department).

Staff mailed 14 notices to property owners, 1 returned in favor, 0 returned in opposition and Woodlawn 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****CONTINUED UNTIL – April 2, 2024****Item #3**

**ZONING CASE Z-2023-107000350 S ERZD (Council District 9):** 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](mailto:Samantha.Benavides@sanantonio.gov), Development Services Department).

**No Public Comment**

**Motion:** Commissioner Watson motioned for a continuance until April 2, 2024  
**Second:** Commissioner Barros  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES****Item #6**

**ZONING CASE Z-2024-10700017 CD (Council District 7)** – (Continued from 03/05/2024): A request for a change in zoning from “R-5 AHOD” Residential SingleFamily Airport Hazard Overlay District to “R-5 CD AHOD” Residential SingleFamily 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 2, 2024  
**Second:** Commissioner Barros  
**In Favor:** Unanimous  
**Opposed:** None

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

**ZONING CASE Z-2023-10700379 S (Council District 6)**: 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).

**No Public Comment**

**Motion:** Commissioner Watson motioned for a continuance until April 2, 2024  
**Second:** Commissioner Barros  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES**

**Item #14**

**ZONING CASE Z-2024-10700025 CD (Council District 5):** A request for a change in zoning from “R-6 MLOD-2 MLR-2 AHOD” Residential SingleFamily Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to “R-6 CD MLOD-2 MLR-2 AHOD” Residential SingleFamily 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).

**No Public Comment**

**Motion:** Commissioner Watson motioned for a continuance until April 2, 2024  
**Second:** Commissioner Barros  
**In Favor:** Unanimous  
**Opposed:** None

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

**ZONING CASE Z-2024-10700026 CD (Council District 2):** 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).

**No Public Comment**

**Motion:** Commissioner Watson motioned for a continuance until April 2, 2024  
**Second:** Commissioner Barros  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES**

**CONTINUED UNTIL – April 16, 2024****Item #16**

**ZONING CASE Z-2024-10700027 (Council District 1):** A request for a change in zoning from “C-3NA NCD-5 AHOD” General Commercial Nonalcoholic Sales Beacon Hill Neighborhood Conservation Overlay Airport Hazard Overlay District and “O-2 NCD-5 AHOD” High Rise Office Beacon Hill Neighborhood Conservation Overlay Airport Hazard Overlay District to “IDZ-3 NCD-5 AHOD” High Intensity Infill Development Zone Beacon Hill Neighborhood Conservation Overlay Airport Hazard Overlay District with uses permitted in “C-2” Commercial District, Tattoo Parlor, and Bar/Tavern on Lot 24, Lot 25, and Lot 26, Block 2, NCB 3031, located at 708 Fredericksburg Road. Staff recommends denial. (Associated Plan Amendment PA-2024-11600008) (Alexa Retana, Zoning Planner, (210) 207-5407, [Alexa.Retana@sanantonio.gov](mailto:Alexa.Retana@sanantonio.gov), Development Services Department).

**Public Comment****Voicemail**

Jack Finger, spoke in opposition.

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

**MOTION PASSES****INDIVIDUAL HEARING****Item #2**

**ZONING CASE Z-2023-10700184 ERZD (Council District 8)** – (Continued from 03/05/2024): A request for a change in zoning from “R-6 MLOD-1 MLR-2 ERZD” Residential SingleFamily 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 and no registered neighborhood association within 200’ radius. Staff received 2 notices in opposition outside 200’ radius (outside city limits).

Michael Escalante, SAWS, stated they have reviewed the 46.3-acre tract for multifamily development. He stated approximately 27.9 acre lies within the Edwards Aquifer Recharge Zone and the remaining 18.4 acres lies within the Contributing Zone. The site is undeveloped with native trees and understory vegetation throughout a hilly terrain. He further stated the southwestern boundary of the property lies within the floodplain and no sensitive geologic features were observed on site. A preliminary site plan was reviewed which proposes 5 water quality basins to treat the stormwater runoff from the development. The applicant has agreed not to exceed 50% impervious cover on the 27.9-acre portion of the site within the Recharge Zone. The applicant has also agreed to provide a floodplain buffer along the southwestern boundary. Therefore, SAWS recommends approval.

James McKnight, representative, stated they are proposing to develop townhomes, attached single family development on the 46.3-acre tract of land. He stated the general vicinity consist of single family and multi-family residential uses. He stated the subject property abuts an 86' secondary arterial which is important for traffic concerns. All the area is designated Suburban Tier which is consist with the "MF-18" request. The request is consistent with the SA 2020 and the Strategic Housing Implementation Plan. He stated they have met with neighborhood groups inside and outside the city limits who do not object to this development and would keep dialogue with Sonoma Ranch as they prepare set of covenants. He has also met with SAWS representatives and agrees with all conditions.

### **Public Comment**

#### **Voicemail**

Elizbeth Baldwin, spoke in opposition.

James Jaramillo, spoke in opposition.

#### **Rebuttal**

James McKnight, representative, stated they have done a series of outreach to the surrounding neighborhood associations, both in and outside the city limits to present their proposal and address all concerns. With regards to the traffic concerns, Kyle Seale is designed to handle high volume traffic. This area was part of an MDP since 2005 that reflected 200 single family units.

**Motion:** Commissioner Ortiz motioned to approve as presented

**Second:** Commissioner Barros

**In Favor:** Unanimous

**Opposed:** None

### **MOTION PASSES**



**Item #4**

**ZONING CASE Z-2023-10700353 ERZD (Council District 8)**: A request for a change in zoning from “R-6 CD S UC-1 MLOD-1 MLR-2 ERZD” Residential SingleFamily District IH10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Overlay 2 Edwards Recharge Zone District with a Conditional Use for a Noncommercial Parking Lot, and with a Specific Use Authorization for a Noncommercial Parking Lot over the Edwards Recharge Zone and “O-1 S UC-1 MLOD-1 MLR-2 ERZD” Office District IH10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Overlay 2 Edwards Recharge Zone District with a Specific Use Authorization for a Noncommercial Parking Lot over the Edwards Recharge Zone to “C-2 UC-1 MLOD-1 MLR-2 ERZD” Commercial IH10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District on Lots 6 and 8, Block 4, NCB 14759, located at 999 Red Robin Road and 7535 West Loop 1604. Staff recommends approval, pending Plan Amendment. (Associated Plan Amendment PA-2023-11600091) (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department).

Staff mailed 10 notices to property owners, 0 returned in favor, 0 returned in opposition and Hills and Dales Neighborhood Association is in favor.

Michael Escalante, SAWS, stated they have reviewed the zoning application for property located at 7535 West Loop 1604 and Red Robin Road allowing for commercial development on a 1.09-acre lot. He stated the site is partially developed with an existing parking lot near the eastern boundary of the site with native trees and understory along the remaining northern and western boundary. There were no sensitive geologic features were observed on site nor is the site located in a floodplain. The commercial development would consist of a medical clinic office and retail space. He stated they recommend approval with all the environmental recommendations to include 65% impervious cover and proper containment and disposal of medical bio-waste materials from a licensed waste hauler.

Patrick Christensen, representative, stated the initial zoning of “R-6” CD S” then “O-1 S” that was to construct parking lots and detention basins. His client is proposing additional clinic space with some retail for any additional space that may not be utilized. He stated they are in agreement with SAWS recommendations and have been working with Hills and Dales Neighborhood Association to work on deed restriction to include a tree save area, buffers, no SOB’s and 8-foot fence. He further stated he would be amending to “C-2NA”.

**Public Comment****In Person**

James Harnish, spoke in favor of amendment of “C-2NA”.

**Motion:** Commissioner Ortiz motioned for approval as amended to “C-2NA”

**Second:** Commissioner Barros

**In Favor:** Unanimous

**Opposed:** None

**MOTION PASSES**

**Item #8**

**ZONING CASE Z-2023-10700260 (Council District 1):** A request for a change in zoning from “C-3NA NCD-1 AHOD” General Commercial Nonalcoholic Sales South Presa/South St. Mary's Street Neighborhood Conservation Airport Hazard Overlay District to “C-2NA NCD-1 IDZ AHOD” Commercial Nonalcoholic Sales South Presa/South St. Mary's Street Neighborhood Conservation Infill Development Zone Airport Hazard Overlay District on Lot 3, Block 31, NCB 2992, located at 1422 South Saint Mary's Street. Staff recommends denial, with an alternate recommendation. (Kellye Sanders, Planning Coordinator, (210) 207-2187, kellye.sanders@sanantonio.gov, Development Services Department).

Staff mailed 30 notices to property owners, 0 returned in favor, 0 returned in opposition and Lavaca Neighborhood Association is in opposition of IDZ Overlay and no response from King William Neighborhood Association.

Patrick Christensen, representative, stated his previous client was proposing a barbeque restaurant but his client withdrew his request when Lavaca Neighborhood Association expressed opposition with parking. The previous owner requested building be demolished however due some portion of the building being historic that option was not available. His new client is proposing a church on the subject property. He stated his request of “C-2NA” is consistent with the community plan.

**Public Comment****Voicemail**

Melissa Stendahl, Lavaca Neighborhood Association, spoke in opposition.

**Rebuttal**

Patrick Christensen, representative, stated he has met with Lavaca Neighborhood Association who have expressed their opposition on IDZ overlays.

**Motion:** Commissioner Kellum motioned for approval of “C-2NA IDZ”

**Second:** Commissioner Watson

**In Favor:** Kellum, Watson, Hinojosa, Reyes, Ortiz, Barros Whitsett, Chase, Sipes

**Opposed:** Hui, Bustamante

**MOTION PASSES****Item #10**

**ZONING CASE Z-2024-10700008 CD (Council District 5):** A request for a change in zoning from “R-6 MLOD-2 MLR-2 AHOD” Residential SingleFamily Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to “R-6 CD MLOD-2 MLR-2 AHOD” Residential SingleFamily Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 7, Block 12, NCB 10396, located at 1226 Northwest 36th Street. Staff recommends approval. (Vincent Trevino, Senior 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 and no registered neighborhood association within 200' radius.

Hugo Castillo, representing his parents, stated this is his parent's investment property. They are seeking for 2 dwelling units on the property. He has met with neighborhood association who expressed concerns with rental units in their neighborhood.

### **Public Comment**

#### **In person**

Teresa Kilmer, President of Loma Vista Neighborhood Association, stated they want to maintain the "R-6" zoning designation.

#### **Rebuttal**

Hugo Castillo, representative, stated his parents are retired and this investment property would be another source of income. He stated they would be careful when screening the quality of tenants, they would perform background checks and follow up with the property regularly to ensure all is in good standings.

Teresa Kilmer, stated parking for the subject property allows for 2 to 3 vehicles.

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

**Second:** Commissioner Watson

**In Favor:** Unanimous

**Opposed:** None

### **MOTION PASSES**

#### **Item #11**

**ZONING CASE Z-2024-10700018 (Council District 2):** A request for a change in zoning from "I-1 MLOD-3 MLR-2 AHOD" General Industrial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-3 MLOD-3 MLR-2 AHOD" General Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "I-1 MLOD-3 MLR-2 AHOD" General Industrial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 22, Block 3, NCB 17730, located at 6357 Rittiman Road. Staff recommends denial. (Associated Plan Amendment PA-2024-11600010) (Samantha Benavides, Zoning Planner, (210) 207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department).

Staff mailed 14 notices to property owners, 2 returned in favor, 0 returned in opposition and no registered neighborhood association within 200' radius.

Kevin Love, applicant, stated they are requesting "C-3" zoning designation. Their intent is to make zoning contiguous. This property is not landlocked, they have access off Woodlake Center. He stated Planning Commission approved their request to change land use from Regional Commercial to Industrial.

**No Public Comment**

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

**MOTION PASSES**

**Item #18**

Consideration and Approval of the March 5, 2024, Zoning Commission Minutes.

**Motion:** Commissioner Bustamante motioned for approval 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 2:45 P.M.

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

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

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