

City of San Antonio



MINUTES  
Zoning Commission  
Development and Business Services  
Center  
1901 South Alamo

Tuesday, December 19, 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.

1:05 PM – Call to order

Worldwide Translators were present.

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

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

**Item 1** Z-2023-10700294 **Postponed**  
**Item 2** Z-2023-10700344 **Postponed**

Commissioner Barros enters the meeting at 1:17pm

**COMBINED HEARING**

**Item #5**

**ZONING CASE Z-2023-10700281 (Council District 4):** Continued from 12/05/2023

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-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 for seventy-nine (79) dwelling units on the east 130 feet of the west 262.5 feet of the south 335.08

feet of Lot 337, the west 132.5 feet of the east 262.5 feet of Lot 337, and the east 131.25 feet of the north 331.88 feet of Lot 338, Block 35, NCB 11134, located at 1471 and 1477 West Villaret Boulevard and 1487 East Mally Boulevard. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department).

Staff stated 14 notices were mailed to property owners, 4 returned in favor; 1 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 #7**

**ZONING CASE Z-2023-10700306 (Council District 5):** Continued from 12/05/2023

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 "R-4 MLOD-2 MLR-2 AHOD" Residential SingleFamily Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 13, Block 1, NCB 7120, located at 222 Castroville Road. Staff recommends Approval. (Alfonso Camacho, Senior Planner, 210-207 0237, alfonso.camacho@sanantonio.gov, Development Services Department)

Staff stated 41 notices were mailed to property owners, 0 returned in favor; 0 returned in opposition; no response from El Charro 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 #8**

**ZONING CASE Z-2023-10700307 (Council District 8):** Continued from 12/05/2023

A request for a change in zoning from "O-2" High Rise Office District to "C-2" Commercial District on Lot 7, Block 1, NCB 14281, located at 8930 Wurzbach Road. Staff recommends Approval. (Forrest Wilson, Principal Planner, (210) 207-0157, forrest.wilson@sanantonio.gov, Development Services Department)

Staff stated 30 notices were mailed to property owners, 0 returned in favor; 4 returned in opposition; no response from Laurel Hills Neighborhood Association. Property owners outside 200 feet, 8 in opposition.

**No Public Comment**

**Motion:** Commissioner Watson motioned to approve item as amended to “C-2NA”  
**Second:** Commissioner Barros  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES**

**Item #12**

**ZONING CASE Z-2023-10700258 (Council District 2):** Continued from 12/05/2023

A request for a change in zoning from “C-1” Light Commercial District, “C-2” Commercial District, “C-2NA” Commercial Nonalcoholic Sales District, “C-3” General Commercial District, “C-3 NA” General Commercial Nonalcoholic Sales District, “I-1” General Industrial District, “I-2” Heavy Industrial District, “MF-33” Multi-Family District, “O-2” HighRise Office District, “R-4” Residential Single-Family District, to “R-1” Residential Single-Family District, “R-2” Residential Single-Family District, “R-3” Residential Single-Family District, “R-3 CD” Residential Single-Family District with a Conditional Use for two, three, or four dwelling units, “R-4” Residential Single-Family District, “R-4 CD” Residential Single-Family District with a Conditional Use for two, three, or four dwelling units, “R-5” Residential Single-Family District, “R-6” Residential Single-Family District, “R-6 CD” Residential Single-Family District with a Conditional Use for two, three, or four dwelling units, “RM-4” Residential Mixed District, “RM-5” Residential Mixed District, “RM-6” Residential Mixed District, “I-1” General Industrial District, “C-1” Light Commercial District, “C-2” Commercial District, “C-2NA” Commercial Nonalcoholic Sales District, with all overlay districts of “MLOD-3” Martindale Army Military Lighting Overlay, “EP-1” Facility Parking/Traffic Control District, and “AHOD” Airport Hazard Overlay District remaining unchanged on approximately 427 acres out of NCB 1232, 1233, 1234, 1235, 1236, 1241, 1242, 1244, 1245, 1246, 1247, 1249, 1250, 1251, 1253, 1303, 1304, 1305, 1306, 1307, 1308, 1312, 1313, 1314, 1323, 1324, 1325, 1326, 1330, 1331, 1332, 1333, 1334, 1347, 1350, 1351, 1353, 1354, 1357, 1358, 1359, 1360, 1361, 1362, 1364, 1365, 1366, 2862, 6056, 6057, 6156, 6157, 6158, 6159, 6160, 6340, 6341, 6343, 6375, 6376, 6378, 6449, 6452, 6621, 6622, 6623, 6624, 6625, 6626, 6627, 6628, 6629, 6630, 6631, 6632, 6633, 6907, 6908, 9535, 9536, 9537, 9538, 9539, 9540, 9541, 9543, 9545, 9546 and 9550 generally bounded by East Houston Street to the South, North New Braunfels Avenue to the West, and the Union Pacific Railroad Tracks to the North and East. Staff recommends Approval. (Alfonso Camacho, Senior Planner, 210-207 0237, alfonso.camacho@sanantonio.gov, Development Services Department).

Staff stated 3,133 notices were mailed to property owners, 0 returned in favor; 0 returned in opposition; Harvard Place Eastlawn Neighborhood Association is in favor.

**No Public Comment**

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

**MOTION PASSES**

**Item #13**

**ZONING CASE Z-2023-10700270 (Council District 2):**

A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District to “IDZ-2 AHOD” Medium Intensity Infill Zone Development Airport Hazard Overlay District with uses permitted for four (4) dwelling units on Lot 4, the northern half of Block 2, NCB 495, located at 1614 North Interstate 35. Staff recommends Approval. (Forrest Wilson, Principal Planner, (210) 207-0157, forrest.wilson@sanantonio.gov, Development Services Department)

Staff stated 17 notices were mailed to property owners, 0 returned in favor; 1 returned in opposition; no response from Government Hill Alliance 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 #14**

**ZONING CASE Z-2023-10700291 CD (Council District 10):**

A request for a change in zoning from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Office Warehouse (Flex Space) on Lot 9, Block 5, NCB 17762, generally located in the 4600 block of North Stahl Park. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA2023-11600074) (Joseph Leos, Zoning Planner, 210-207-3074, joseph.leos@sanantonio.gov, Development Services Department)

Staff stated 41 notices were mailed to property owners, 10 returned in favor; 9 returned in opposition; Pepperidge Neighborhood Association is in favor.

**No Public Comment**

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

**MOTION PASSES**

**Item #15**

**ZONING CASE Z-2023-10700293 (Council District 2):**

A request for a change in zoning from "I-1 MLOD-3 MLR-2 AHOD" General Industrial Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-1 MLOD-3 MLR-2 AHOD" Limited Intensity Infill Development Zone Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for two (2) dwelling units on Lot 4A and Lot 4B, Block 1, NCB 6335, located at 1014 Gibbs Street. Staff recommends Approval. (Ann Benavidez, Planner, 210-207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff stated 36 notices were mailed to property owners, 4 returned in favor; 0 returned in opposition; no response from Jefferson Heights Neighborhood Association. Owners outside 200 feet, 3 returned in favor.

**No Public Comment**

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

**MOTION PASSES**

**Item #17**

**ZONING CASE Z-2023-10700297 (Council District 5):**

A request for change in zoning from "R-6 MLOD-2 MLR-1 AHOD WQ" Residential Single-Family Lackland Military Lighting Region 1 Airport Hazard Overlay District West Side Creeks Water Quality Protection Area to "R-4 MLOD-2 MLR-1 AHOD WQ" Residential Single Family Lackland Military Lighting Region 1 Airport Hazard Overlay District West Side Creeks Water Quality Protection Area on 4.653 acres out of NCB 8243, generally located in the 4000 block of Fortuna Street. Staff recommends Approval. (Alfonso Camacho, Senior Planner, 210-207-0237, alfonso.camacho@sanantonio.gov, Development Services Department).

Staff stated 19 notices were mailed to property owners, 0 returned in favor; 0 returned in opposition; no response from Los Puentes 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 #19**

**ZONING CASE ZONING Z-2023-10700305 (Council District 1):**

A request for a change in zoning from "R-4 AHOD" Residential SingleFamily 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 4, Block 2, NCB 752, located at 201 Woodby Court. Staff recommends Approval. (Joseph Leos, Zoning Planner, 210-207-3074, joseph.leos@sanantonio.gov, Development Services Department)

Staff stated 39 notices were mailed to property owners, 0 returned in favor; 1 returned in opposition; no response from Five Points 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 #20**

**ZONING CASE Z-2023-10700323 CD (Council District 1):**

A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with a Conditional Use for Liquor Store on Lot 29, Block 13, NCB 7280, located at 3915 San Pedro Avenue. Staff recommends Approval. (Kellye Sanders, Planning Coordinator, 210-207-2187, kellye.sanders@sanantonio.gov, Development Services Department)

Staff stated 18 notices were mailed to property owners, 0 returned in favor; 1 returned in opposition; Monte Vista Terrace Neighborhood Association is in support, no response from Edison Neighborhood Association, no response from Kenwood 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 #21****ZONING CASE Z-2023-10700324 (Council District 4):**

A request for a change in zoning from “NP-10 MLOD-2 MLR-1 AHOD” Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to “I-1 MLOD-2 MLR-1 AHOD” General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lots P-90, P-10C, P-9, P-16, NCB 14492, located in the 10000 Block of Quintana Road. Staff recommends Approval. (Mark Chavez, Planner, (210) 207-7395, Mark.Chavez@sanantonio.gov, Development Services Department)

Staff stated 30 notices were mailed to property owners, 4 returned in favor; 0 returned in opposition; no response from Southwest Community 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 #22****ZONING CASE Z-2023-10700326 (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 "RM-4 EP-1 MLOD-3 MLR-2" Residential Mixed Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on Lot 22, the east 5 feet of Lot 21, and the west 10 feet of Lot 23, Block 10, NCB 6630, located at 923 and 925 Poinsettia Street. Staff recommends Approval. (Joseph Leos, Zoning Planner, 210-207-3074, joseph.leos@sanantonio.gov, Development Services Department)

Staff stated 33 notices were mailed to property owners, 0 returned in favor; 0 returned in opposition; no response from Harvard Place Eastlawn 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 #23**

**ZONING CASE Z-2023-10700330 (Council District 8):**

A request for a change in zoning from “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-3 AHOD” General Commercial Airport Hazard Overlay District on Lot TR-7, NCB 13663, located in the 5000 block of Hamilton Wolfe. Staff recommends Approval. (Valeria Seca, Senior Planner 210-207-5110, valeria.seca@sanantonio.gov, Development Services Department)

Staff stated 8 notices were mailed 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 item as presented
- Second:** Commissioner Barros
- In Favor:** Unanimous
- Opposed:** None

**MOTION PASSES**

**Item #24**

**ZONING CASE Z-2023-10700334 (Council District 9):**

A request for a change in zoning from "C-1 PUD MLOD-1 MLR-2 AHOD" Light Commercial Planned Unit Development Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-6 PUD MLOD-1 MLR-2 AHOD" Residential Single-Family Planned Unit Development Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 3, Block 3, NCB 17160, located at 1402 Walkers Way. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2023-11600085) (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff stated 30 notices were mailed to property owners, 6 returned in favor; 1 returned in opposition; no registered Neighborhood Association within 200 feet. Property owners outside 200 feet, 10 returned in favor.

**No Public Comment**

- Motion:** Commissioner Watson motioned to approve item with amended site plan to clarify open space square footage, proposed residential density and include setback information
- Second:** Commissioner Barros
- In Favor:** Unanimous
- Opposed:** None

**MOTION PASSES**

**Item #25**

**ZONING CASE Z-2023-10700337 HL (Council District 3):**

A request for a change in zoning from “R-6 NCD-5 AHOD” Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to “R6 HL NCD-5 AHOD” Residential Single-Family Historic Landmark Beacon Hill Neighborhood Conservation Airport Hazard Overlay District on Lots 39 42, and the northwest triangle of Lot 41 and 42, Block 7, NCB 3108. Staff recommends Approval. (Mark Chavez, Planner, (210)207-7395, Mark.Chavez@Sanantonio.Gov, Development Services Department)

Staff stated 26 notices were mailed to property owners, 0 returned in favor; 0 returned in opposition; no response from Beacon Hill Area 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 #26**

**ZONING CASE Z-2023-10700338 S (Council District 1):**

A request for a change in zoning from "FBZ T6-1 AHOD" Form Based Zoning Transect 6-1 Airport Hazard Overlay District to "FBZ S T6-1 AHOD" Form Based Zoning Transect 6-1 Airport Hazard Overlay District with a Specific Use Authorization for a Commercial Parking Lot on 1.451 acres out of NCB 460, located at 1000 North Alamo Street. Staff recommends Approval. (Kellye Sanders, Planning Coordinator, 210-207-2187, kellye.sanders@sanantonio.gov, Development Services Department)

Staff stated 6 notices were mailed to property owners, 0 returned in favor; 0 returned in opposition; Downtown Neighborhood Association is in favor.

**No Public Comment**

- Motion:** Commissioner Watson motioned to approve item with amended site plan to include size of parking spaces and overall square footage of impervious cover
- Second:** Commissioner Barros
- In Favor:** Unanimous
- Opposed:** None

**MOTION PASSES**

**Item #27**

**ZONING CASE Z-2023-10700340 (Council District 8):**

A request for a change in zoning from "O-2" High-Rise Office District to "C-2" Commercial District on Lot 4, Block 1, NCB 14281, located at 9002 Wurzbach Road. Staff recommends Approval. (Kellye Sanders, PlanningCoordinator, 210-207-2187, kellye.sanders@sanantonio.gov, Development Services Department)

Staff stated 27 notices were mailed to property owners, 4 returned in favor; 0 returned in opposition; no response from Laurel Hills 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 #28**

**ZONING CASE Z-2023-10700341 CD (Council District 7):**

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 Motor Vehicle Sales on Lot 6, Block 2, NCB 14159, located at 5302 La Cima. Staff recommends Approval. (Joseph Leos, Zoning Planner, 210-207-3074, joseph.leos@sanantonio.gov, Development Services Department)

Staff stated 9 notices were mailed 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 item as presented
- Second:** Commissioner Barros
- In Favor:** Unanimous
- Opposed:** None

**MOTION PASSES**

**Item #29**

**ZONING CASE Z-2023-10700342 S (Council District 3):**

A request for a change in zoning from "MI-1 AHOD" Mixed Light Industrial Airport Hazard Overlay District to "MI-1 S AHOD" Mixed Light Industrial Airport Hazard Overlay District with a Specific Use Authorization for Wireless Communication System on 0.1859 acres out of NCB 4005, located at 1322 Mauermann Road. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff stated 8 notices were mailed 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 #30**

**ZONING CASE Z-2023-10700343 (Council District 1):**

A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District to “IDZ-3 AHOD” High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for 350 dwelling units, C-2 Commercial District uses, Bar and/or Tavern, Microbrewery, Extended Stay Hotel/Motel, Fitness Center with Outdoor Uses Permitted, Bowling Alley, Convenience Store with carwash, Party House, Reception Hall, Meeting Facility, Office Warehouse with Flex Space, Billiard/Pool Hall (alcohol included), Montessori school, Urgent Care, Emergency Hospital, and Social Club on Lots 810, Lot 15, and 0.385 acres out of Lot 7, Block 1, NCB 12184, located at 7159 San Pedro Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2023-11600086) (Forrest Wilson, Principal Planner, 210-207-0157, forrest.wilson@sanantonio.gov, Development Services Department)

Staff stated 15 notices were mailed to property owners, 0 returned in favor; 0 returned in opposition; Shearer Hill/Ridgeview Historical Neighborhood Association is in support. Property owners outside 200 feet, 1 returned in favor.

**Public Comment**

**In person**

Guy Rubio, spoke in opposition

- Motion:** Commissioner Watson motioned to approve item to include PA-2023-1160086
- Second:** Commissioner Barros
- In Favor:** Unanimous
- Opposed:** None

**MOTION PASSES**

**Item #33**

**ZONING CASE Z-2023-10700356 CD (Council District 1):**

A request for a change in zoning from "R-4 NCD-10 AHOD" Residential Single-Family Monte Vista Terrace Neighborhood Conservation Airport Hazard Overlay District to "R-4 CD NCD-10 AHOD" Residential SingleFamily Monte Vista Terrace Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for four (4) dwelling Units on Lot 1 and Lot 2, Block 9, NCB 6551, located at 136 West Ridgewood Court. Staff recommends Approval. (Joseph Leos, Zoning Planner, 210-207-3074, joseph.leos@sanantonio.gov, Development Services Department)

Staff stated 28 notices were mailed to property owners, 0 returned in favor; 2 returned in opposed; 1 returned in favor outside 200-feet; the Monte Vista Terrace Neighborhood Association is in support and no response from Monte Vista Historical.

**Public Comment**

**In person**

Mary Johnson, Monte Vista Terrace Neighborhood Association, spoke in favor

**Voicemails**

Margo Denke Griffin, spoke in opposition

Sharon Garcia, spoke in support

Tony Garcia, spoke in support

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

**Second:** Commissioner Barros

**In Favor:** Unanimous

**Opposed:** None

**MOTION PASSES**

**CONTINUANCE HEARING TO 01/16/2024**

**Item #9**

**ZONING CASE Z-2023-10700319 (Council District 8):** Continued from 12/05/2023

A request for a change in zoning from "R-20 MSAO-1 MLOD-1 MLR-1" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District to "C-2 MSAO-1 MLOD-1 MLR-1" Commercial Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District on 0.995 acres out of NCB 35733, located at 21330 Milsa Drive. Staff recommends Approval. (Kellye Sanders, Planning Coordinator, 210-207-2187, kellye.sanders@sanantonio.gov, Development Services Department)

Staff stated 9 notices were mailed to property owners, 1 returned in favor; 0 returned in opposition; no registered Neighborhood Association. Outside 200 feet, The Friends of San Antonio Natural area is requesting additional covenants to protect Friedrich Park.

**No Public Comment**

**Motion:** Commissioner Watson motioned to approve item for continuance to January 16, 2024  
**Second:** Commissioner Barros  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES**

**Item #11**

**ZONING CASE Z-2023-10700329 (Council District 3):** Continued from 12/05/2023

A request for a change in zoning from "MXD AHOD" Mixed Use Airport Hazard Overlay District with a maximum density of eleven (11) units per acre to "MXD AHOD" Mixed Use Airport Hazard Overlay District for a Major Site Plan Amendment to increase the maximum density to twenty-three (23) units per acre and increase the total commercial acreage within the "MXD" boundary on Lot P1, NCB 10880, located at 3500 Goliad Road. Staff recommends Approval. (Kellye Sanders, Planning Coordinator, 210-207-2187, kellye.sanders@sanantonio.gov, Development Services Department)

Staff stated 25 notices were mailed to property owners, 1 returned in favor; 3 returned in opposition; no registered Neighborhood Association. Outside 200 feet, 1 in opposition.

**No Public Comment**

**Motion:** Commissioner Watson motioned to approve item for continuance to January 16, 2024  
**Second:** Commissioner Barros  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES**

**Item #16**

**ZONING CASE Z-2023-10700296 (Council District 3):**

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 "MF-33 MLOD-3 MLR-2 AHOD" Multi Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 13, Block 27, NCB 3295, located at 950 East Drexel Avenue. Staff recommends Denial, with an Alternate Recommendation. (Joseph Leos, Zoning Planner, (210) 207-3074, joseph.leos@sanantonio.gov, Development Services Department)

Staff stated 23 notices were mailed to property owners, 0 returned in favor; 3 returned in opposition; no response from Highland Park Neighborhood Association. Homeowners outside 200 feet, 0 in favor, 1 in opposition.

**No Public Comment**

**Motion:** Commissioner Watson motioned to approve item for continuance to January 16, 2024  
**Second:** Commissioner Barros  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES****Item #18****ZONING CASE Z-2023-10700303 (Council District 1):**

A request for a change in zoning from “R-4 NCD5” Residential Single-Family Beacon Hill Conservation District, “RM-4 NCD5” Residential Mixed Beacon Hill Conservation District, “O2 NCD5” High Rise Office Beacon Hill Conservation District, “C-2 NCD-5” Commercial Beacon Hill Conservation District, “C-3R NCD-5” General Commercial Restrictive Alcoholic Sales Beacon Hill Conservation District, “C-3NA NCD-5” General Commercial Nonalcoholic Sales Beacon Hill Conservation District to “IDZ-2 NCD-5 AHOD” Medium Intensity Infill Development Zone Beacon Hill Neighborhood Conservation Airport Hazard Overlay District with uses permitted for 130 dwelling units with a perimeter fence height of 8feet on Lot 18, Block 8, NCB 2022, located at 137 University Avenue. Staff recommends Denial, with an Alternate Recommendation. (Forrest Wilson, Principal Planner, 210-207-0157, forrest.wilson@sanantonio.gov, Development Services Department)

Staff stated 45 notices were mailed to property owners, 8 returned in favor; 1 returned in opposition; Uptown Neighborhood Association is in opposition, Beacon Hill Neighborhood Association is in opposition. Homeowners outside 200 feet, 5 returned in favor, 0 returned in opposition.

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

Jack Finger, spoke in opposition  
Erica Duke, requests continuance  
Rey Salinas, spoke in opposition.

**Voicemails**

Barbara Tofel, requests continuance  
Cynthia Spielman, requests continuance  
Erin Campbell, requests continuance  
Erin Zayko, requests continuance  
Father Ricardo Ramirez, requests continuance  
Hannah Minard, requests continuance  
Henry Perez, spoke in opposition  
Jack Fyke, requests continuance  
Max Woodward, spoke in support

**Motion:** Commissioner Watson motioned to approve item for continuance to January 16, 2024  
**Second:** Commissioner Barros  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES**

**Item #31**

**ZONING CASE Z-2023-10700346 (Council District 3):**

A request for a change in zoning from “R-4 MLOD-3 MLR-2” Residential Single-Family Martindale Army Airfield Military Lighting Overlay District to “MF-18 PUD MLOD-3 MLR-2” Limited Density MultiFamily Planned Unit Development Martindale Army Airfield Military Lighting Overlay District on 3.168 acres out of NCB 10839, generally located in the 4000 block of Chandler Road. Staff recommends Approval. (Forrest Wilson, Principal Planner, 210-207-0157, forrest.wilson@sanantonio.gov, Development Services Department)

Staff stated 15 notices were mailed to property owners, 0 returned in favor; 1 returned in opposition; no response from Pecan Valley Ranch Neighborhood Association.

**No Public Comment**

**Motion:** Commissioner Watson motioned to approve item for continuance to January 16, 2024  
**Second:** Commissioner Barros  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES**

**Item #32**

**ZONING CASE Z-2023-10700347 (Council District 3):**

A request for a change of zoning from “R-4 MC-2 AHOD” Residential Single-Family South Presa Metropolitan Corridor Airport Hazard Overlay District to “IDZ-3 MC-2 AHOD” High Intensity Infill Development Zone South Presa Metropolitan Corridor Airport Hazard Overlay District with uses permitted in “MF33” Multifamily District, “C-2” Commercial District and a Supportive Housing Campus on Lot P106, NCB 10934, located in the 6000 block of South Presa Street. Staff recommends Approval. (Mark Chavez, Planner, (210)207-7395, Mark.Chavez@Sanantonio.gov, Development Services Department)

Staff stated 26 notices were mailed to property owners, 2 returned in favor; 0 returned in opposition; no response from Hot Wells Mission Ranch. Homeowners outside 200 feet, 0 returned in favor, 1 returned in opposition.

**Public Comment**

**In Person**

Brady Alexander, spoke in favor

Terry Ybanez, spoke in favor

**Voicemails**

Erica Heisel, spoke in favor of continuance

Jane Henry, spoke in opposition

**Motion:** Commissioner Watson motioned to approve item for continuance to January 16, 2024

**Second:** Commissioner Barros

**In Favor:** Unanimous

**Opposed:** None

**MOTION PASSES**

**INDIVIDUAL HEARING**

**Item #3**

**ZONING CASE Z-2023-10700191 CD (Council District 2):** Continued from 10/17/2023

A request for a change in zoning from "R-6 H AHOD" Residential SingleFamily Dignowity Hill Historic Overlay Airport Hazard Overlay District to "R-6 CD H AHOD" Residential Single Family Dignowity Hill Historic Overlay Airport Hazard Overlay District with a Conditional Use fo r four (4) dwelling units on Lot 5, Block 2, NCB 529, located at 420 Lamar Street. Staff recommends Denial, with an Alternate Recommendation. (Joseph Leos, Zoning Planner, (210) 207-3074, Joseph.Leos@sanantonio.gov, Development Services Department)

Staff stated 31 notices were mailed to property owners, 0 returned in favor; 2 returned in opposition; no response from Dignowity Hill Neighborhood Association. Homeowners outside 200 feet, 0 returned in favor, 3 returned in opposition.

Jose Rodriguez, applicant, stated he submitted a new site plan reflecting the amendment from 4 units to 2 units. He further stated surrounding neighbors are in agreement of the 2 units.

**No Public Comment**

**Motion:** Commissioner Watson motioned to approve item for continuance to January 16, 2024

**Second:** Commissioner Barros

**In Favor:** Whitsett, Sipes

**Opposed:** Reyes, Hui, Ortiz, Barros, Chase, Bustamante

**MOTION FAILS**

**Motion:** Commissioner Ortiz motioned to reconsider

**Second:** Commissioner Barros

**In Favor:** Reyes, Hui, Whitsett, Chase, Kellum, Bustamante

**Opposed:** Watson, Sipes

**MOTION PASSES**

**Motion:** Commissioner Ortiz motioned to approve item as amended to “2-dwelling units”  
**Second:** Commissioner Barros  
**Abstain** Commissioner Watson  
**In Favor:** Reyes, Hui, Whitsett, Chase, Kellum, Sipes, Bustamante  
**Opposed:** None

**MOTION PASSES**

**Item #4**

**ZONING CASE Z-2023-10700272 CD (Council District 5):** Continued from 10/17/2023

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 "C-1 CD MLOD-2 MLR-2 AHOD” Light Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use For Motor Vehicles Sales on 0.1564 acres out of NCB 6677, located at 376 Hawthorne Street. Staff recommends Denial. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff stated 21 notices were mailed to property owners, 5 returned in favor; 0 returned in opposition; no response from St Leo’s Neighborhood Association.

Yesica Maria Elena Ramirez, applicant, stated they are proposing to operate a used car lot on subject property. She has met surrounding neighbors who have expressed support of this request. She is agreeable to conditions as stated by commission.

**No Public Comment**

**Motion:** Commissioner Bustamante motioned for approval with conditions, hours of operation 9:00am – 6:30pm and no outdoor amplification of sound  
**Second:** Commissioner Fuentes  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES**

**Item #6**

**ZONING CASE Z-2023-10700295 (Council District 5):** Continued from 12/05/2023

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 Denial, with an Alternate Recommendation. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

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

D. Gonzalez, representative, stated he is requesting this change in zoning to allow for a liquor store adjacent to the existing convenience store. He further stated he agrees with conditions as stated by the commission.

### **No Public Comment**

**Motion:** Commissioner Bustamante motioned for continuance to January 16, 2024

**Second:** Commissioner Watson

**In Favor:** Unanimous

**Opposed:** None

### **MOTION PASSES**

#### **Item #10**

**ZONING CASE Z-2023-10700321 CD (Council District 5):** Continued from 12/05/2023

A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for four (4) dwelling units on Lot 5, Block 4, NCB 2209, located at 834 Leal Street. Staff recommends Denial, with an Alternate Recommendation.

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

Staff stated 35 notices were mailed to property owners; 2 in favor; 1 opposed; Gardendale Neighborhood Association is opposed, and no response from West End Hope in Action Neighborhood Association. Outside 200-feet: 3 in favor; 4 opposed; and Prospect Hill Neighborhood Association is in favor.

Matthew Gilbert, representative, noted that the request was for four (4) dwelling units.

Felix Dziga, architect, noted that the property cannot be platted into two (2) lots because there is not enough square footage.

### **Public Comment**

#### **In person**

Russell Felan, President of Prospect Hill, spoke in support.

**Motion:** Commissioner Bustamante motioned to Approve as “R-6 CD” with Conditional Use for three (3) units  
**Second:** Commissioner Barros  
**In Favor:** Bustamante, Barros, Hui, Ortiz  
**Opposed:** Watson, Reyes, Whitsett, Chase, Kellum, Sipes

**MOTION FAILS**

**Motion:** Commissioner Watson motioned to reconsider  
**Second:** Commissioner Chase  
**In Favor:** Watson, Chase, Bustamante, Barros, Whitsett, Kellum, Reyes, Sipes  
**Opposed:** Hui, Ortiz

**MOTION PASSES**

**Motion:** Commissioner Watson motioned to Approve as “R-6 CD” with Conditional Use for four (4) units  
**Second:** Commissioner Kellum  
**In Favor:** Watson, Kellum, Whitsett, Chase, Reyes, Barros, Bustamante, Sipes  
**Opposed:** Hui, Ortiz

**MOTION PASSES**

**Minutes**

Consideration and approval of December 5, 2023 Zoning Commission Minutes.

**Motion:** Commissioner Reyes to approve item as presented  
**Second:** Commissioner Watson  
**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 3:17 P.M.

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

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

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