

City of San Antonio



MINUTES

Zoning Commission

Development and Business Services

Center

1901 South Alamo

Tuesday, February 20, 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.

1:03 PM – Call to order

Worldwide Interpreters were present.

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

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

Item #1 Z-2023-10700354 CD Withdrawn  
Item #9 Z-2022-10700029 Postponed

COMBINED HEARING

Item #7

ZONING CASE Z-2023-10700296 CD (Council District 3): Continued from 02/06/2024

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; 3 returned in opposition; Highland Park Neighborhood Association is in opposition. Outside 200 feet, 1 returned in favor, 2 returned in opposition.

The applicant provided a revised site plan.

**No Public Comment**

- Motion:** Commissioner Watson motioned to approve item with amended site plan.
- Second:** Commissioner Barros
- In Favor:** Unanimous
- Opposed:** None

**MOTION PASSES**

**Item #10**

**ZONING CASE Z-2023-10700237 (Council District 5):** 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-2 MLOD-2 MLR-2 AHOD” Medium Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for two (2) dwelling units on Lot 1 and Lot 2, Block 2, NCB 6127, located at 1330 Montezuma Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2024-11600003) (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 46 notices to property owners, 0 returned in favor; 5 returned in opposition; no response from El Charro Neighborhood Association or Historic Westside Residents 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-2023-10700368 S (Council District 1):** A request for a change in zoning from “R-4 S H HE RIO-4 AHOD” Residential Single-Family King William Historic Overlay Historic Exceptional River Improvement Overlay 4 Airport Hazard Overlay District with a Specific Use Authorization for a Museum to “R-4 S IDZ H HE RIO-4 AHOD” Residential Single-Family Infill Development Zone Overlay King William Historic Overlay Historic Exceptional River Improvement Overlay 4 Airport Hazard Overlay District with a Specific Use Authorization for a Museum and a Major Site Plan

Amendment on Lot 1, Lot 2, and Lot 3, NCB 745, located at 401 King William Street. Staff recommends Approval. (Samantha Benavides, Planner, 210-207- 6034, samantha.benavides@sanantonio.gov, Development Services Department)

Staff mailed 27 notices to property owners, 1 returned in favor; 0 returned in opposition; King William Neighborhood Association recommends approval with conditions.

**Public Comment**

Rick Wilson, spoke in favor

- Motion:** Commissioner Watson motioned to approve item as amended site plan.
- Second:** Commissioner Barros
- In Favor:** Unanimous
- Opposed:** None

**MOTION PASSES**

**Item #15**

**ZONING CASE Z-2023-10700373 S (Council District 7):** A request for a change in zoning from “C-2 CD MLOD-2 MLR-2 AHOD” Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for a Billiard and Pool Parlor with Food and Alcohol on the Property to “C-2 S MLOD-2 MLR-2 AHOD” Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for Private Club on Lot 17, Block 18, NCB 15046, located at 6436 Northwest Loop 410. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207- 8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 16 notices to property owners, 0 returned in favor; 0 returned in opposition; Thunderbird Hills 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 #16**

**ZONING CASE Z-2023-10700375 S (Council District 8):** A request for a change in zoning from “MXD” Mixed Use District with a maximum density of sixty-five (65) units per acre to “C-2 S” Commercial District with a Specific Use Authorization for a Convenience Store with Gasoline Filling Station and gas tanks having 50,001 gallons or more total tank capacity within 200-feet of multi-family zoning and uses on Lot P-6, NCB 15017, located at 11306 Huebner Road. Staff recommends Approval. (Vincent Trevino, Senior Zoning Planner, 210-207-5501, Vincent.Trevino@sanantonio.gov, Development Services Department)

Staff mailed 47 notices to property owners, 0 returned in favor; 0 returned in opposition; no registered Neighborhood Association within 200 feet.

**Public Comment**

Charles Wender, spoke in favor

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

**Second:** Commissioner Barros

**In Favor:** Unanimous

**Opposed:** None

**MOTION PASSES**

**Item #17**

**ZONING CASE Z-2024-10700002 (Council District 4):** A request for a change in zoning from “MI-1 AHOD” Mixed Light Industrial Airport Hazard Overlay District to “I-2 AHOD” Heavy Industrial Airport Hazard Overlay District on 401.426 acres out of CB 4005, located at 13610 State Highway 16 South. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2024-11600001) (Kellye Sanders, Planning Coordinator, 210-207-2187, kellye.sanders@sanantonio.gov, Development Services Department)

Staff mailed 18 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 item as presented

**Second:** Commissioner Barros

**In Favor:** Unanimous

**Opposed:** None

**MOTION PASSES**

**Item # 18**

**ZONING CASE Z-2024-10700003 S (Council District 10):** A request for a change in zoning from “C-3 AHOD” General Commercial Airport Hazard Overlay District to “C-3 S AHOD” General Commercial Airport Hazard Overlay District with a Specific Use Authorization for Construction Contractor Facility on Lot 21 and the northeast 2.02 feet of Lot 22, Block 1, NCB 16837, located at 10730 Hillpoint Drive. Staff recommends Approval. (Samantha Benavides, Planner, 210-207-6034, samantha.benavides@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.

**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 Z-2024-10700006 (Council District 2):** A request for a change in zoning from “R-4 MLOD-3 MLR-2” Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District to “MF-33 MLOD-3 MLR-2” Multi-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District on 4.129 acres (save and except 0.116 acres) out of NCB 10309, located at 840 H Street. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-5407, Alexa.Retana@sanantonio.gov, Development Services Department)

Staff mailed 46 notices to property owners, 0 returned in favor; 0 returned in opposition; no response from Southeast Side 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 March 5, 2024**

**Item #5**

**ZONING CASE Z-2023-10700244 CD (Council District 1):** Continued from 02/06/2024  
 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, no response from Five Points Neighborhood Association. Outside 200 feet, The Conservation Society of San Antonio states that the development should conform with Alta Vista NCD Standards.

**No Public Comment**

**Motion:** Commissioner Watson motioned to continue until March 5, 2024  
**Second:** Commissioner Barros

**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES**

**Item #13**

**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 “IDZ-2 MLOD-2 MLR-2 AHOD” Medium Intensity Infill Development Zone Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for four (4) dwelling units on Lot 30, Block 19, NCB 6262, located at 203 Drake Avenue. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment PA-2023-11600096) (Alexa Retana, Zoning Planner, 210-207-5407, [Alexa.Retana@sanantonio.gov](mailto:Alexa.Retana@sanantonio.gov), Development Services Department)

Staff mailed 38 notices to property owners, 0 returned in favor; 22 returned in opposition; Collins Garden Neighborhood Association is in opposition; outside 200 feet, 0 returned favor, 7 returned in opposition.

**No Public Comment**

**Motion:** Commissioner Watson motioned to continue until March 5, 2024  
**Second:** Commissioner Barros  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES**

**INDIVIDUAL HEARING**

**Item #2**

**ZONING CASE Z-2023-10700169 CD S ERZD (Council District 9):** A request for a change in zoning from “R-6 MLOD-1 MLR-1 ERZD” Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone District to “C-2 CD S MLOD-1 MLR-1 ERZD” Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone District with a Conditional Use for a Veterinary Hospital - Large And Small Animal and Specific Use Authorization for a Veterinary Hospital – Large and Small Animal over the Edwards Recharge Zone District on Lot 2, Block 1, NCB 16332, located at 18854 Stone Oak Parkway. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, [ann.benavidez@sanantonio.gov](mailto:ann.benavidez@sanantonio.gov), Development Services Department)

Staff mailed 12 notices to property owners, 1 returned in favor; 0 returned in opposition; Stone Oak Homeowners Association is in favor.

Mike Escalante, SAWS Aquifer Protection Evaluation Section, presents recommendation for approval. Current veterinary business since 1997, no portion is in the flood plain, no new

construction is proposed, existing 65% impervious cover will remain. Saws recommends approval with all environmental recommendations within the SAWS report.

Carloyn McDonald, representative, requests rezoning from “R-6” to “C-2”CD with Conditional Use for a Veterinary Hospital. She explained they are making the zoning consistent with the existing veterinary hospital and all the surrounding “C-2” zoning and uses.

**No Public Comment**

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

**MOTION PASSES**

**Item #3**

**ZONING CASE Z-2023-10700221 S ERZD (Council District 9):** A request for a change in zoning from “C-2 MLOD-1 MLR-1 ERZD” Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone District to “C-2 S MLOD-1 MLR-1 ERZD” Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone District with a Specific Use Authorization for Fitness Center/Health Club, Gymnasium, Natatorium, Sport Court - Outdoor Uses Permitted on Lot 2, Block 5, NCB 16329, located at 920 West Loop 1604. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207- 8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 6 notices to property owners, 0 returned in favor; 0 returned in opposition; no registered Neighborhood Association within 200 feet.

Mike Escalante, SAWS Aquifer Protection Evaluation Section, reviewed powerball court facility, 2.47 acre site is partially developed with office building and parking on the north part. Native trees and vegetation on the south, property is not in flood plain, sink hole near western boundary, preserved cave located in eastern boundary. Required to build fence on the perimeter of the cave buffer. Metal grate to cover cave entrance. 65% impervious cover, SAWS recommends approval with all environmental recommendations within the SAWS report.

**No Public Comment**

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

**MOTION PASSES**

**Item #4**

**ZONING CASE Z-2023-10700362 (Council District 8):** Continued from 1/16/2024

A request for a change in zoning from “C-2” Commercial District to “MF-18” Limited Density Multi-Family District on 1.182 acres out of NCB 14281, generally located in the 4000 block of Gardendale Street. Staff recommends Approval. (Ashley Leal, Senior Planner, 210-207-6311, ashley.leal@sanantonio.gov, Development Services Department)

Staff mailed 83 notices to property owners, 0 returned in favor; 3 returned in opposition; no registered Neighborhood Association within 200 feet.

Elizabeth Russel, representative, stated property is 2.1 acres, owner proposes to build 12 multi-family units, 6 duplex on the back 1.182 acres. She clarified setbacks and noted that there is a driveway buffer to the left of the property and a greenspace buffer on the right, measuring 10 feet by 300 feet.

**Public Comment**

**In person**

Vicki Carden, spoke in opposition

Salah Diab, spoke in favor

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

**Second:** Commissioner Barros

**In Favor:** Unanimous

**Opposed:** None

**MOTION PASSES**

**Item #6**

**ZONING CASE Z-2023-10700295 (Council District 5):** Continued from 02/06/2023)

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-1 CD MLOD-2 MLR-1 AHOD” Light Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Conditional Use for a Liquor Store 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 Park Neighborhood Association is in opposition. Outside 200 feet, 24 returned in favor, 0 returned in opposition.

Dan Gonzales, representative, stated the purpose of this request to allow for 360 square foot space within the existing convenience store to accommodate a liquor store.

**Public Comment**

**In person**

Velma Pena, spoke in opposition.

Jesuita Rios, spoke in opposition.

- 1st Motion:** Commissioner Bustamante motioned for denial.
- Second:** Commissioner Watson

Dan Gonzales, representative, stated he would like to amend his request from “C-1 CD” to “C-1”, with no conditional use.

Commissioner Bustamante accepted friendly amendment to “C-1”. Commissioner Whitsett accepted the friendly amendment.

Kristie Flores, Planning Manager, stated the motion for denial is still open and would have to be withdrawn.

Commissioner Bustamante withdrew motion for denial.

- 2nd Motion:** Commissioner Bustamante motioned to approve item as amended by the representative to “C-1”.
- Second:** Commissioner Watson
- In Favor:** Unanimous
- Opposed:** None

**MOTION PASSES**

**Item #8**

**ZONING CASE Z-2023-10700370 (Council District 5):** (Continued from 02/06/2024)

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; Gardendale Neighborhood Association is in opposition; outside 200 feet, 0 returned favor, 6 returned in opposition.

Applicant is not present.

**No Public Comment**

- Motion:** Commissioner Bustamante motioned to continue until March 5, 2024.
- Second:** Commissioner Watson

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

**MOTION PASSES**

**Item #11**

**ZONING CASE Z-2023-10700328 S (Council District 2):** 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, Development Services Department)

Staff mailed 15 notices to property owners, 1 returned in favor; 0 returned in opposition; no response from Camelot Neighborhood Association is in opposition; outside 200 feet, 0 returned favor, 4 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.

**No Public Comment**

**Motion:** Commissioner Watson motioned to deny.

Motion fails due to lack of second. With no new motion, staff indicated that the case would automatically be continued to March 5, 2024

**MOTION FAILS**

**Item #12**

**ZONING CASE Z-2023-10700333 CD (Council District 5):** Continued from 02/06/2024 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 23 notices to property owners, 1 returned in favor; 1 returned in opposition; Eden Neighborhood Association is in favor.

Octavio Villamontes, representative, intention is to remain “C-2” office space with warehouse space in the back. The Conditional Use would allow service and storage of high end luxury collectable cars. The representative met with the community and acknowledge that they are concerned with privacy and security.

**Public Comment**

**In Person**

James Nation, spoke in opposition.

**Voicemail**

Elizabeth Riley, is in opposition

**Commission went into recess 2:57pm and reconvened at 3:07pm**

**Rebuttal**

Octavio Villamontes, representative, confirms that privacy is an issue with neighbors. Fence height is an issue, he has no problem requesting a variance for the fence and agreed to conditions of a landscape buffer up to 30 feet, a fence height up to 10 feet, and business hours Monday through Saturday 8:00am to 6:00pm.

**Motion:** Commissioner Whitsett motioned to approve as amended to include landscape buffer of 30 feet, a fence height up to 10 feet, and business hours Monday through Friday 8:00am to 6:00pm.

**Second:** Commissioner Reyes

**In Favor:** Watson, Hinojosa, Hui, Chase, Kellum, Sipes, Bustamante

**Opposed:** None

**MOTION PASSES**

Commissioner Ortiz leaves meeting at 2:47pm

Commissioner Watson exits meeting 2:52pm, returns 2:54pm

Commissioner Barros leaves meeting at 2:57pm

**Item#20**

**Approval of Minutes**

Consideration and Approval of the February 6, 2024 Zoning Commission Minutes.

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

**Second:** Commissioner Hinojosa

**In Favor:** Watson, Hui, Whitsett, Chase, Kellum, Sipes

**Opposed:** None

**Abstain:** Bustamante

**MOTION PASSES**

**Director's Report-** No report at this time.

**Adjournment.**

There being no further business, the meeting was adjourned at 3:10 P.M.

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

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

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