



Staff mailed 9 notices to property owners, 1 returned in favor; 0 returned in opposition; no registered neighborhood association within 200 feet. Notices received outside 200 feet The Friends of San Antonio Natural Areas is requesting additional covenants to protect Friedrich Park.

**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 #8**

**ZONING CASE Z-2023-10700346 (Council District 3):** Continued from 12/19/2023

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 Multi-Family 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, pending Plan Amendment. (Associated Plan Amendment Case PA-2023-1160093) (Forrest Wilson, Principal Planner, 210-207-0157, forrest.wilson@sanantonio.gov, Development Services Department)

Staff mailed 15 notices to property owners, 1 returned in favor; 1 returned in opposition; no response from the Pecan Valley 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-2023-10700331 CD (Council District 6):**

A request for a change in zoning from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-6 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for a Duplex on Lot 1, Block 7, NCB 15584 located at 206 Westoak Road. Staff recommends Approval. (Valeria Seca, Senior Planner 210-207-5110, valeria.seca@sanantonio.gov, Development Services Department)

Staff mailed 19 notices to property owners, 0 returned in favor; 0 returned in opposition; Lackland Terrace Neighborhood is in opposition. Outside 200 feet, 24 returned in favor, 0 returned in opposition.

**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-2023-10700351 CD (Council District 1):**

A request for a change in zoning from "C-1 UC-4 AHOD" Light Commercial North St. Mary's Street Urban Corridor Airport Hazard Overlay District to "C-1 CD IDZ UC-4 AHOD" Light Commercial Infill Development Zone North St. Mary's Street Urban Corridor Airport Hazard Overlay District with a Conditional Use for Bar and/or Tavern, on 0.2922 acres out of NCB 3029 and NCB 6789, located at 2114 North Saint Mary's Street. Staff recommends Denial, with an Alternate Recommendation. (Forrest Wilson, Principal Planner, 210-207-0157, forrest.wilson@sanantonio.gov, Development Services Department)

Staff mailed 35 notices to property owners, 1 returned in favor; 0 returned in opposition; the Tobin Hill Neighborhood Association is in support of staff's alternate recommendation provided the applicant includes the restriction of no outdoor music (amplified or non-amplified) on the property.

Staff stated that the applicant amended the request to align with staff's recommendation of "C-1 CD" for a Bar/Tavern without the "IDZ" overlay.

**No Public Comment**

- Motion:** Commissioner Watson motioned to approve item as amended to align with staff's recommendation of "C-1 CD" for a Bar/Tavern without the "IDZ" overlay
- Second:** Commissioner Barros
- In Favor:** Unanimous
- Opposed:** None

**MOTION PASSES**

**Item #14**

**ZONING CASE Z-2023-10700359 (Council District 10):**

A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 4, Block 2, NCB 14681, located at 12822 Uhr Lane. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2023-11600095) (Joseph Leos, Zoning Planner 210-207-3074, Joseph.Leos@sanantonio.gov, Development Services Department)

Staff mailed 27 notices to property owners, 0 returned in favor; 1 returned in opposition; Lackland Terrace Neighborhood Association is in opposition. Outside 200 feet, Northern 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**

**Item #16**

**ZONING CASE Z-2023-10700363 (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 "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 41 and Lot 42, Block 7, NCB 8258, located at 333 Faust Avenue. Staff recommends Approval. (Mark Chavez, Zoning Planner, 210-207-7395, Mark.Chavez@Sanantonio.Gov, Development Services Department)

Staff mailed 28 notices to property owners, 0 returned in favor; 0 returned in opposition; no response from Prospect Hill Neighborhood Association.

**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-2023-10700364 CD (Council District 10):**

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 a Conditional Use for two (2) dwelling units on Lot 22, Block 18, NCB 17568, located at 3415 and 3417 Ridge Smoke. Staff recommends Approval. (Joseph Leos, Planner 210-207-3074, Joseph.Leos@sanantonio.gov)

Staff mailed 31 notices to property owners, 1 returned in favor; 0 returned in opposition; no registered Neighborhood Association within 200 feet.

**Public Comment**

**In Person**

Craig Morris, spoke in favor.

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

**MOTION PASSES**

**Item #18**

**ZONING CASE Z-2023-10700365 (Council District 3):**

A request for a change in zoning from "MXD AHOD" Mixed Use Airport Hazard Overlay District and "MXD" Mixed Use District to "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-2" Commercial District on 97.424 acres out of CB 4007, located at 11625 Old Corpus Christi Road. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 18 notices to property owners, 5 returned in favor; 0 returned in opposition; no registered Neighborhood Association within 200 feet. Outside 200 feet, 1 returned in favor, 0 returned in opposition.

**No Public Comment**

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

**MOTION PASSES**

**CONTINUANCE CASES**

**Item #2**

**ZONING CASE Z-2023-10700244 CD (Council District 1):** Continued from 12/5/2023

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, 1 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 February 6, 2024  
**Second:** Commissioner Ortiz  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES**

**Item #15**

**ZONING CASE Z-2023-10700362 (Council District 8):**

A request for a change in zoning from "C-2 NA" Commercial Nonalcoholic Sales 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 Neighborhood Association within 200 feet. Outside 200 feet, 0 returned in favor, 0 returned in opposition. The Woods Condominiums HOA is neutral.

**No Public Comment**

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

**MOTION PASSES**

**Item #3**

**ZONING CASE Z-2023-10700295 (Council District 5):** Continued from 12/19/2023

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

Mr. Gonzalez, representative, stated this change in zoning is to allow for a liquor store to the rear of the current building measuring approximately 700 square feet and within the existing convenience store.

Staff noted that the applicant could amend to "C-1 CD" with Conditional Use for a Liquor Store, but would need to provide a site plan before the request could be considered.

Mr. Gonzalez amended his request to “C-1 CD” with Conditional Use for a Liquor Store and agreed to a continuance, so that he could provide the required site plan.

**No Public Comment**

- Motion:** Commissioner Bustamante accepted the applicant’s amended request and motioned to continue to February 20, 2024
- Second:** Commissioner Watson
- In Favor:** Unanimous
- Opposed:** None

**MOTION PASSES**

**Item #4**

**ZONING CASE Z-2023-10700296 (Council District 3):** Continued from 12/19/2023

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" Multifamily 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 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.

Josetat Olguino, applicant, amended his request to “R-4 CD” with Conditional Use for four units and agreed to a continuance to prepare a site plan as requested by Commission.

**Public Comment**

**In person**

Beth Carr, treasurer of Highland Park Neighborhood Association, is in favor of amendment to 4 units

- Motion:** Commissioner Bustamante Commissioner Bustamante accepted the applicant’s amended request and motioned to continue to February 6, 2024.
- Second:** Commissioner Watson
- In Favor:** Unanimous
- Opposed:** None

**MOTION PASSES**

**INDIVIDUAL HEARING****Item #5****ZONING CASE Z-2023-10700303 (Council District 1):** Continued from 12/19/2023

A request for a change in zoning from “R-4 NCD-5” Residential Single-Family Beacon Hill Conservation District, “RM-4 NCD-5” Residential Mixed Beacon Hill Conservation District, “O- 2 NCD-5” 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 in MF-40 with a perimeter fence height of 8-feet on Lot 18, Block 8, NCB 2022, located at 137 University Avenue. Staff recommends Approval. (Forrest Wilson, Principal Planner, 210-207-0157, forrest.wilson@sanantonio.gov, Development Services Department)

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

Michael Shackelford, representative, stated the property is 2.912 acres and they are proposing to develop a Pre-K School on the subject property and noted that the project was reduced in scope from 130 units to 119 units. He further stated they walked the neighborhood and gathered letters of support. He amended the request to remove the request for an 8-foot fence.

**Public Comment****In person**

Jack Finger, is in opposition

Hannah Minard, Uptown Neighborhood Association, is in support

**Voicemails**

Alex, spoke in support

Jennifer Magallanez, spoke in support

Mike Magallanez, spoke in support

Amy Ramsey, spoke in opposition

Carlos Cardigo, spoke in support

Cynthia Spielman, spoke in opposition

Emanuel Ledezma, spoke in support

Erica Duke, spoke in opposition

Jimmy, spoke in support

Linda Saldana, spoke in support

Samantha Najera, spoke in support

Teresa, spoke in support

Sally Seeker, spoke in opposition

**Motion:** Commissioner Kellum motioned to approve as amended to remove 8-foot fence request  
**Second:** Commissioner Barros  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES**

**Item #7**

**ZONING CASE Z-2023-10700329 (Council District 3):** Continued from 12/19/2023

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 P-1, 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 mailed 25 notices to property owners, 1 returned in favor; 9 returned in opposition; no registered Neighborhood Association. Outside 200 feet, 3 returned in favor, 138 returned in opposition.

James McKnight, representative, stated property is 23.89 acre site and they are proposing to develop mixed uses of "C-1" and "C-2" uses with a maximum density of 23 dwellings units per acre. He noted that a series of neighborhood meetings were held to discuss and reach a consensus on the project and the site plan was amended to reduce the ingress/egress access points from five (5) to three (3).

**Voicemails**

- Lucy Cruz, spoke in opposition
- Maria Berlanga, spoke in opposition
- Clarrissa Dockery, spoke in opposition
- Kyle Dockery, spoke in opposition

**Motion:** Commissioner Bustamante motioned to approve with amended site plan reflecting the 3 ingress/egress access points.  
**Second:** Commissioner Watson  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES**

**Commission went into recess at 2:40pm resumes at 2:50pm**

**Commissioner Barros leaves the meeting at 2:40pm**

**Item #9**

**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 “MF-33” Multi-Family District, “C-2” Commercial District and a Supportive Housing Campus on Lot P-106, NCB 10934, located in the 6000 block of South Presa Street. Staff recommends Approval. (Mark Chavez, Zoning Planner, (210) 207-7395, Mark.Chavez@sanantonio.gov, Development Services Department)

Staff mailed 4 notices to property owners, 0 returned in favor; 0 returned in opposition; Hot Wells Mission Reach Neighborhood Association is in opposition. Outside 200 feet, 7 returned in favor, a petition of 83 signatures were submitted in opposition.

Daniel Ortiz, representative, stated property is a 55.727 acre site, with 25 acres in the middle of the project area that is not buildable and will be developed as parks and trails. He noted the remaining acreage was proposed to be developed for “MF-33”, “C-2” and a Supportive Housing Campus.

Connie Gonzalez, Brooks Development Organization for Economic Development was present and noted Brook’s involvement in planning and the future development of the property.

Niki Baker, CEO of SAMM ministries was present and noted their involvement in planning and future development of the property.

**Public Comment**

**In person**

Anju Kumari, is in support

Brady Alexander, is in opposition

Amana Canada, requests a continuance

April Gaona, is in support

**Voicemails**

Chrisiliana Cabral, spoke in opposition

Michael Cromley, Frank Guerra, spoke in opposition

James Dipasquale, spoke in opposition

Lola Martinez, spoke in opposition

Ms Estrada, spoke in opposition

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

**Second:** Commissioner Watson

**In Favor:** Reyes, Ortiz, Whitsett, Chase, Kellum

**Opposed:** Hui, Sipes

**MOTION PASSES**

**Commissioner Kellum leaves meeting at 4:17pm returns at 4:20pm**

**Item #11**

**ZONING CASE Z-2023-10700344 CD (Council District 5):**

A request for a change in zoning from "RM-4 MLOD-2 MLR-1 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2P CD MLOD-2 MLR-1 AHOD" Commercial Pedestrian Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Oversize Vehicle Storage on the west 55 feet of the east 100 feet of the south 140 feet of Lot 24, the west 50 feet of the south 145.2 feet of Lot 24, and the east 50 feet of the south 145.2 feet of Lot 25, Block 7, NCB 8733, located at 2227 and 2235 West Southcross Boulevard. Staff recommends Approval, with Conditions. (Kellye Sanders, Planning Coordinator, 210-207-2187, kellye.sanders@sanantonio.gov, Development Services Department)

Staff mailed 11 notices to property owners, 3 returned in favor; 5 returned in opposition; Quintana Community Neighborhood Association is in opposition. Outside 200 feet, 6 returned in favor, 1 returned in opposition.

Matthew Gilbert, representative, stated property is two parcels, totaling ½ acre with Conditional Use for Oversize Vehicle and Equipment Storage and stated that scrap metal would not be stored on the subject properties.

**Public Comment**

**In Person**

Larry Garcia, is in opposition

Diana Castillo, LULAC member, is in support

Elizabeth Russel, is in opposition

Jerry Arredondo, is in opposition

Vicki Cade, is in opposition

Claudia Gonzalez, is in support

**Motion:** Commissioner Bustamante motioned to approve with conditions:  

- An 8-foot solid screen fence with no gate or access to the rear of the property bordering 442 New Laredo Highway

**Second:** Commissioner Reyes

**In Favor:** Unanimous

**Opposed:** None

**MOTION PASSES**

**Item #13**

**ZONING CASE Z-2023-10700358 (Council District 1):**

A request for a change in zoning from "R-4 NCD-8 AHOD" Residential Single-Family Woodlawn Lake Neighborhood Conservation Airport Hazard Overlay District and "R-4 NCD-8 MLOD-2 MLR-2 AHOD" Residential Single-Family Woodlawn Lake Neighborhood Conservation Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "RM-4 NCD-8 AHOD" Residential Mixed Woodlawn Lake Neighborhood Conservation Airport Hazard Overlay District and "RM-4 NCD-8 MLOD-2 MLR-2 AHOD" Residential Mixed Woodlawn Lake Neighborhood Conservation Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lots 14-15, Block 16, NCB 2056, located at 1246 Waverly Avenue. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment PA-2023-11600094) (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 33 notices to property owners, 9 returned in favor; 0 returned in opposition, Woodlawn Lake Neighborhood Association is in favor.

Brandon Kincaid, applicant, stated he was rezoning for the 3 units on his property and for a potential 4th unit on his property. He confirmed that the existing 3 units have 3 separate access points. He noted he walked the block and received support from neighbors and the Woodlawn Lake Neighborhood Association.

Staff noted an Alternate Recommendation of "R-4 CD" with Conditional Use for three (3) dwelling units.

**No Public Comment**

- Motion:** Commissioner Kellum motioned to approve as "RM-4"
- Second:** Commissioner Reyes
- In Favor:** Unanimous
- Opposed:** None

**MOTION PASSES**

**Item #19**

**Minutes**

Consideration and approval of December 19, 2023 Zoning Commission Minutes.

- Motion:** Commissioner Bustamante motioned to approve minutes as presented
- Second:** Commissioner Reyes
- 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 4:55 P.M.

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

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

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