

City of San Antonio



MINUTES

Zoning Commission

Development and Business Services

Center

1901 South Alamo

Tuesday, December 6, 2022

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.

12:30 PM Work Session: Staff briefing regarding case recommendations and other items for consideration on the posted agenda. Commissioners may direct questions to staff regarding items noticed on the posted agenda or regarding City of San Antonio policies or operations in order to elicit a response of specific factual information or a recitation of existing policy pursuant to Section 551.042 of the Texas Government Code.

1:01 PM – Call to order

SeproTec Translators were present.

ROLL CALL: Present: Barros, Ortiz, Sipes, Hui, Fuentes, Lugalia-Hollon Whyte, Greathouse, Watson, Bustamante, Kamath, Barros

Absent:

**THE FOLLOWING ITEMS MAY BE CONSIDERED AT ANY TIME DURING THE
REGULAR ZONING COMMISSION MEETING:**

COMBINED HEARING 1

Commissioner Greathouse steps out Board Room for recusal at 1:06 P.M.

Item #12

ZONING CASE Z-2022-10700307 (Council District 3): 12/6/2022

A request for a change in zoning from "I-1" General Industrial District to "R-4" Residential Single-Family District on Lot 14, Block 1, CB 4136E, generally located at the 19900 block of Interstate 37 South. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600104) (Adolfo Gonzalez, Zoning Planner, 210-207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department)

Staff mailed 16 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no registered Neighborhood Association.

Applicant, Brown and Ortiz amends area from 45.2 acers to 38.48 acers.

No Public Comment

Motion: Commissioner Sipes to approve item as presented
Second: Commissioner Fuentes
In Favor: Unanimous
Opposed: None
Recusal: Commissioner Greathouse

MOTION PASSES

Item #13

ZONING CASE Z-2022-10700308 (Council District 6): 12/6/2022

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-5 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on the west 83 feet of the south 63 feet of Lot 14, Block 12, NCB 8990, located at 862 Southwest 39th Street. Staff recommend Approval. (Camryn Blackmon, Zoning Planner, (210) 207-0197, Camryn.Blackmon@sanantonio.gov, Development Services Department)

Staff mailed 28 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no response from Los Jardines Neighborhood Association.

No Public Comment

Motion: Commissioner Sipes to approve item as presented
Second: Commissioner Fuentes
In Favor: Unanimous
Opposed: None
Recusal: Commissioner Greathouse

MOTION PASSES

Item #14

ZONING CASE Z-2022-10700309 (Council District 5): 12/6/2022

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 "IDZ-3

MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for twenty-four (24) dwelling units on Lot 5, Block 35, NCB 3634, located at 821 Northwest 19th Street. Staff recommends Approval. (Camryn Blackmon, Zoning Planner, (210) 207-0197, Camryn.Blackmon@sanantonio.gov, Development Services Department)

Staff mailed 42 notices to property owners within 200 feet, 14 returned in favor, 2 returned in opposition; West End Hope in Action Neighborhood Association is in support, no response from Prospect Hill Neighborhood Association. 2 in favor outside of 200 feet.

No Public Comment

Motion: Commissioner Sipes to approve item as presented
Second: Commissioner Fuentes
In Favor: Unanimous
Opposed: None
Recusal: Commissioner Greathouse

MOTION PASSES

CONTINUANCE HEARING TO 12/20/2022

Item #10

ZONING CASE Z-2022-10700290 CD (Council District 3): 12/6/2022

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 "R-6 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for three (3) dwelling units on Lot 17, Block 1, NCB 7702, located at 105 Terrell Avenue. Staff recommendation pending. (Adolfo Gonzalez, Zoning Planner, 210-207-5407, adolfo.gonzalez@sanantonio.gov, Development Services)

Staff mailed 25 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; Mission San Jose Neighbor Association is in favor.

No Public Comment

Motion: Commissioner Sipes to approve item as presented for continuance to December 20, 2022
Second: Commissioner Fuentes
In Favor: Unanimous
Opposed: None

MOTION PASSES

Item #11

ZONING CASE Z-2022-10700305 CD (Council District 2): 12/6/2022

A request for a change in zoning from "RM-4 HL AHOD" Residential Mixed Historic Landmark Airport Hazard Overlay District to "RM-4 CD HL AHOD" Residential Mixed Historic Landmark Airport Hazard Overlay District with a Conditional Use for Performing Arts Studio on Lot 9 and Lot 18, Block B, NCB 632 located at 230 Cactus Street. Staff recommendation pending. (Adolfo Gonzalez, Zoning Planner, 210-207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department)

Staff mailed 50 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no response from Denver Heights Neighborhood Association.

No Public Comment

Motion: Commissioner Sipes to approve item as presented for continuance to December 20, 2022
Second: Commissioner Fuentes
In Favor: Unanimous
Opposed: None

MOTION PASSES

Item #16

ZONING CASE Z-2022-10700312 (Council District 5): 12/6/2022

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 "RM-4 MLOD-2 MLR-1 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 4A, save and except the North 5.03 feet of Lot 4A, NCB 11316, located at 2950 Weir Avenue. Staff recommends Approval. (Elizabeth Steward, Zoning Planner, (210) 207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff mailed 8 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no response from Thompson Neighborhood Association.

No Public Comment

Motion: Commissioner Sipes to approve item as presented for continuance to December 20, 2022
Second: Commissioner Fuentes
In Favor: Unanimous
Opposed: None

MOTION PASSES

CONTINUANCE HEARING TO 1/17/2023

Item #3

ZONING CASE Z-2022-10700151 ERZD (Council District 8): (Continued from 11/01/2022)

A request for a change in zoning from "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District to "MF-18 ERZD" Limited Density Multi-Family Edwards Recharge Zone District on 7.304 acres out of NCB 14615, located at 12505 Woller Road. Staff recommends Approval. (Kellye Sanders, Senior Planner, 210-207-2187, Kellye.Sanders@sanantonio.gov, Development Services Department)

Staff mailed 22 notices to property owners within 200 feet, 0 returned in favor, 3 returned in opposition; no response from The Hills of River Mist HOA. 1 in support and 2 opposed outside 200ft.

No Public Comment

Motion: Commissioner Sipes to approve item as presented for continuance to January 17, 2023
Second: Commissioner Ortiz
In Favor: Unanimous
Opposed: None

MOTION PASSES

INDIVIDUAL HEARING

Item #4

ZONING CASE Z-2022-10700246 (Council District 1): Continued from 11/15/2022

A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and a Bar/Tavern on Lot 9, Lot 10, and the Western 2.83 Feet of Lot 8, Block 5, NCB 1902, located at 312 West Courtland Place. Staff recommends Denial. (Elizabeth Steward, Zoning Planner, (210) 207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff mailed 9 notices to property owners within 200 feet, 1 returned in favor, 6 returned in opposition; Tobin Hill Community Association has sent a letter indicating support of a Historical designation for the property but no response on the rezoning request, Great Hearts K-12 is in support, the San Antonio Conservation Society is in support, 1 in opposition outside 200 feet, 1 in favor outside 200 feet.

Applicant, Andrew Weissman amends to IDZ1 and states wanting to go through the process of Historical Designation and agrees to postpone item to February 7, 2023

Public Comment

Ross Laughead, is in opposition.

Item #5

ZONING CASE Z-2022-10700248 CD (Council District 7): Continued from 11/15/2022

A request for a change in zoning from "R-4 NCD-8 AHOD" Residential Single-Family Woodlawn Lake Neighborhood Conservation Airport Hazard Overlay District to "R-4 CD NCD-8 AHOD" Residential Single-Family Woodlawn Lake Neighborhood Conservation Airport Hazard Overlay

District with Conditional Use for four (4) dwelling units on Lot 5 and Lot 6, Block 1, NCB 1975, located at 1823 West Craig Place. Staff recommends Approval. (Kellye Sanders, Senior Planner, 210-207-2187, Kellye.Sanders@sanantonio.gov, Development Services Department)

Staff mailed 31 notices to property owners within 200 feet, 1 returned in favor, 10 returned in opposition; Woodlawn Lake NA is opposed. 7 in favor and Monticello Park Neighborhood Association is opposed outside 200ft.

Applicant Robert Benke, is present.

Voicemails

- Bianca Maldondo, is in opposition.
- Gary Hundman, is in opposition.
- JD Morales, in opposition.

No Public Comment

Motion: Commissioner Sipes to approve item as presented
Second: Commissioner Fuentes
In Favor: Commissioner Watson, Commissioner Kamath, Commissioner Ortiz, Commissioner Barros, Commissioner Whyte, Commissioner Lugalia-Hollon, Commissioner Greathouse, Chair Bustamante
Opposed: Commissioner Hui

MOTION PASSES

Item #7

ZONING CASE Z-2022-10700124 CD (Council District 3): 12/6/2022

A request for a change in zoning from "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Multi-Family Complex not to exceed 25 buildings and 50 units and "R-6 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for a Multi-Family Complex not to exceed 25 buildings and 50 units to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto Repair and "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for Auto Repair on 3.728 acres out of NCB 11129, located at 203 West Buchanan Boulevard. Staff recommends Denial. (Elizabeth Steward, Zoning Planner, (210) 207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff mailed 20 notices to property owners within 200 feet, 1 returned in favor, 1 returned in opposition; no Neighborhood Association within 200 feet.

Applicant, Patrick Christensen is present agrees to the following conditions at podium:

1. No Alcohol Restriction (NA)
2. No Free-standing pole signage

3. No LED or flashing signage
4. No temporary signage, banners, pennants, or promotional flags/flyers permitted on the property.
5. No on-site auto body repair or painting permitted outdoors.
6. Downward facing lighting only
7. No outdoor, amplified sound or speakers permitted
8. All buildings shall not exceed 25 feet in height.
9. Hours of operation shall be limited from 7am to 7pm, Monday thru Saturday.

No Public Comment

Motion: Commissioner Fuentes to approve item as amended
Second: Commissioner Ortiz
In Favor: Unanimous
Opposed: None
Recusal: Commissioner Greathouse

MOTION PASSES

Commissioner Greathouse leaves Board Room for recusal at 2:04 P.M.

Item #8:

ZONING CASE Z-2022-10700222 (Council District 1): 12/6/2022

A request for a change in zoning from “MF-33” Multi-Family District, “R-4” Residential Single-Family District, “C-2” Commercial District, “C-2NA” Commercial Nonalcoholic Sales District, “C-3” General Commercial District, “C-3R” General Commercial Restrictive Alcoholic Sales District, “I-1” General Industrial District, “I-2” Heavy Industrial District to “C-1” Light Commercial District, “C-2” Commercial District, “C-3” General Commercial District, “C-3NA” Commercial Nonalcoholic Sales District, “I-1” General Industrial District, “R-1” Single-Family Residential District, “R-1 CD” Single-Family Residential District with a Conditional Use for two dwelling units, or a Noncommercial Parking Lot, “R-2” Single-Family Residential District, “R-2 CD” Single-Family Residential District with a Conditional Use for two dwelling units, “R-3” Single-Family Residential District, “R-3 CD” Single-Family Residential District with a Conditional Use for two dwelling units, or a Noncommercial Parking Lot, “R-4” Residential Single-Family District, “R-4 CD” Residential Single-Family District with a Conditional Use for two dwelling units, “R-5” Residential Single-Family District, “R-5 CD” Residential Single-Family District with a Conditional Use for two or three dwelling units, or a Noncommercial Parking Lot, “R-6” Residential Single-Family District, “R-6 CD” Residential Single-Family District with a Conditional Use for two or three dwelling units, with all overlay districts of “HL” Historic Landmark, “MLOD-2 MLR-2” Lackland Military Lighting Overlay Military Lighting Region 2, and “AHOD” Airport Hazard Overlay District remaining unchanged, on 129.8 acres out of NCB 6047, 2807, 2138, 2113, 2090, 6688, 6687, 6686, 6685, 6684, 6389, 6055, 6054, 6053, 6052, 6051, 6050, 6049, 6048, 6047, 6046, 6040, 2808, 2807, 2193, 2192, 2191, 2190, 2189, 2174, 2173, 2172, 2162, 2161, 2144, 2143, 2138, 2137, 2136, 2135, 2126, 2125, 2113, 2112, 2109, 2108, 2105, 2104, 2101, 2100, 2094, 2093, 2092, 2091, 2090, 2089, 2088, 2087, 2086, 2085, 2040, 2104, 2174 generally bounded by Interstate 10 West to the Northeast, North Colorado Street to the East, Leal Street and West Poplar Street to the South, North Hamilton Avenue and Northwest 19th Street to

the West, and Culebra Road to the North. Staff recommends Approval. (Forrest Wilson, Senior Planner, (210) 207-0157, forrest.wilson@sanantonio.gov, Development Services Department)

Staff mailed 1,494 notices to property owners within 200 feet, 1 returned in favor, 1 returned in opposition; and the West End Hope in Action Neighborhood Association is in favor.

Applicant, (city-initiated large area rezoning) is present and amends to MF25 at podium.

Public Comment

Maya Hsu, requesting item to be amended to R5CD.
Abel Balderas, is opposed.

Voicemails

- Jennifer Garcia, is opposed.

Motion: Commissioner Lugalía-Hollon to approve item as amended
Second: Commissioner Barros
In Favor: Unanimous
Opposed: None
Recused: Commissioner Greathouse

MOTION PASSES

Commissioner Greathouse enters Board Room at 2:24 P.M.

Item #15

ZONING CASE Z-2022-10700310 S (Council District 2): 12/6/2022

A request for a change in zoning from "AE-2 EP-1 MLOD-3 MLR-2 AHOD" Arts and Entertainment Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "AE-2 S EP-1 MLOD-3 MLR-2 AHOD" Arts and Entertainment Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for a Convenience Store (with gasoline) on the north 72 feet of Lots 1 and 2, the south 58 feet of Lots 1 and 2, and the west 37 feet of Lot 3, Block 16, NCB 1443 located at 2602 East Commerce Street, 2606 East Commerce Street, and 108 South Walters Street. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 39 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no response from Jefferson Heights Neighborhood Association, no response from Denver Heights Neighborhood Association

Applicant, Gerardo Ojeda is present.

VOICEMAILS

- Shanek Calloway, is in opposition.

No Public Comment

Motion: Commissioner Watson to approve item as presented for continuance to January 17, 2022

Second: Commissioner Fuentes

In Favor: Commissioner Hui, Commissioner Lugalía-Hollon, Commissioner Greathouse, Commissioner Sipes, Chair Bustamante

Opposed: Commissioner Kamath, Commissioner Ortiz, Commissioner Barros, Commissioner Whyte

MOTION PASSES**Item #9****ZONING CASE Z-2022-10700281 (Council District 1): 12/6/2022**

A request for a change in zoning from "R-5 H AHOD" Residential Single-Family Historic Airport Hazard Overlay District to "IDZ-2 H AHOD" Medium Intensity Infill Development Zone Historic Airport Hazard Overlay District with uses permitted for 14 dwelling units on Lot 14, Block 4, NCB 6817, located at 446 East Hildebrand Avenue. Staff recommends Denial, with an Alternate Recommendation. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 18 notices to property owners within 200 feet, 1 returned in favor, 2 returned in opposition; Monte Vista Neighborhood Association is opposed; outside 200 feet, 52 in favor, 40 opposed.

Applicant, Benjamin Bowman is present.

Voicemails

- Allison Stocker, is in opposition.
- Alyssa Cevillo, is in opposition.
- Amanda Rivera, is in opposition.
- Ann Van Phelps, is in opposition.
- Barbara Stevens, is in opposition.
- Celcia Osherow, is in opposition.
- Charles Clemmens, is in opposition.
- Charlotte Wilson, is in opposition.
- Clay Cauthorn, is in opposition.
- Clifford Herberg, is in opposition.
- Cynthia Kirby, is in opposition.
- Eric Stocker, is in opposition.
- Erica Giese, is in opposition.
- George Nelson, in opposition.
- Harry Woolf, is in opposition.
- Heather Woolf, is in opposition.
- Jim Dicky, is in opposition.
- Joe Lowry is in opposition.
- Lina Deleon is in opposition.
- Lisa Menendez, is in opposition.

- Lourdes McManus, is in opposition.
- Mary Locke, is in opposition.
- Mary Salsedo, is in opposition.
- Patricia Wagner, is in opposition.
- Ramon Flores, is in opposition.
- Randy Rodgers, is in opposition.
- Rebecca Simmons, is in opposition.
- Resendez, is in opposition.
- Robert Dealy is in opposition.
- Robert Toe, is in opposition.
- Roy Clark Boddy, is in opposition.
- Sarah Clerk, is in opposition.
- Sarah Lake, is in opposition.
- Sue Van Steenberg is in opposition.
- Time Cone, is in opposition.
- Tony Garza, is in support.
- Valerie Vied, is in support.
- WH Hawkins, is in support.

Public Comment

- ToniMarie VanBurn is in opposition.
- Jaselyn Blanchard is in opposition.
- Alan/Janie Pearson is in opposition.
- Andrea Shea, is in opposition.
- Cynthia Shea, is in opposition.
- Kathy Kennedy, in in opposition.
- Liz Brawn, is in opposition.
- Anne Von Pelt, is in opposition.
- Anne Hagelstein, is in opposition.
- Rosabel Gabriel, is in opposition.
- Ross Laughend, is in opposition.
- Gloria R. Uribe is in opposition.
- Thomas R. Uribe, is in opposition.
- Nicolas Rivard, is in favor.
- Cotton Estes is in favor.
- Marilyn Martinez, is in opposition.

Motion: Commissioner Greathouse to deny item as presented.

Second: Commissioner Barros

In Favor: Commissioner Watson, Commissioner Fuentes, Commissioner Kamath, Commissioner Hui, Commissioner Ortiz, Commissioner Lugalia-Hollon, Commissioner Sipes

Opposed: Chair Bustamante

MOTION PASSES

Minutes

Consideration and approval of November 15, 2022 Zoning Commission Minutes.

Motion: Commissioner Sipes to approve minutes as amended.
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 4:46 P.M.

APPROVED BY: _____ or _____
John Bustamante, Chair

DATE: _____

ATTESTED BY: _____ DATE: _____
Melissa Ramirez, Assistant Director