

**City of San Antonio**



**MINUTES**

**Zoning Commission**

Development and Business Services  
Center  
1901 South Alamo

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**Tuesday, March 21, 2023**

**1:00 PM**

**1901 S. Alamo**

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**At any time during the meeting, the Zoning Commission may meet in executive session for consultation with the City Attorney's Office concerning attorney-client matters under Chapter 551 of the Texas Government Code.**

**It is the intent of the City that the presiding officer will be in attendance at this location.**

**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.

**1:06 PM – Call to order**

**SeproTec Translators were present.**

**ROLL CALL: Present:** Sipes, Hui, Watson, Bustamante, Barros, Lugalia-Hollon, Kamath

**Absent:** Greathouse, Fuentes, Watson

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

Commissioner Watson enters Board Room at 1:10 P.M.

**COMBINED HEARING 1**

**Item #6**

**ZONING CASE Z-2023-10700008 (Council District 2): 03/21/2023**

A request for a change in zoning from "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Multi-family Dwellings not to exceed 76 units per acre, Hotel and Studio-sound and recording to "C-3 IDZ AHOD" General Commercial Infill Development Zone Overlay Airport Hazard Overlay District on Lot 7, Block 21, NCB 978, located at 1900 North Alamo Street. Staff recommends Approval. (Elizabeth Steward, Zoning Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department).

Staff mailed 27 notices to property owners within 200 feet, 1 returned in favor, 0 returned in opposition, no response from Government Hill Neighborhood Association.

### **No Public Comment**

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

### **MOTION PASSES**

#### **Item #7**

#### **ZONING CASE Z-2023-10700010 (Council District 2): 3/21/2023**

A request for a change in zoning from "R-4 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "C-1 MLOD-3 MLR-2" Light Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on 0.155 acres out of NCB 10264, located at 751 Yucca Street. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@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 within 200 feet.

### **No Public Comment**

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

### **MOTION PASSES**

#### **Item #8**

#### **ZONING CASE Z-2023-10700021 (Council District 3): 3/21/2023**

A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 3, Block 79, NCB 3347, located at 110 Avant Avenue. Staff recommends Approval. (Camryn Blackmon,

Zoning Planner, (210) 207-0197, Camryn.Blackmon@sanantonio.gov, Development Services Department).

Staff mailed 25 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, Highland Park Neighborhood Association is in support.

### **No Public Comment**

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

### **MOTION PASSES**

#### **Item #9**

##### **ZONING CASE Z-2023-10700022 (Council District 3): 3/21/2023**

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 "R-6 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units on Lot 2 and Lot 5, Block 4, NCB 7465, located at 174 Kendalia Avenue. Staff recommends Approval. (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department).

Staff mailed 43 notices to property owners within 200 feet, 0 returned in favor, 1 returned in opposition, no response from Harlandale-McCollum Neighborhood Association.

### **No Public Comment**

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

### **MOTION PASSES**

#### **Item #10**

##### **ZONING CASE Z-2023-10700023 (Council District 3): 3/21/2023**

A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 10.588 acres out of NCB 10881, located at 8000 Southeast Loop 410. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2023-11600006) (Adolfo Gonzalez, Zoning Planner, 210-207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department).

Staff mailed 7 notices to property owners within 200 feet, 1 returned in favor, 0 returned in opposition, no

response from Southeast Side Neighborhood Association

**No Public Comment**

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

**MOTION PASSES**

**Item #11**

**ZONING CASE Z-2023-10700024 (Council District 1): 3/21/2023**

A request for a change in zoning from "R-4 RIO-7E AHOD" Residential Single-Family River Improvement Overlay 7E Airport Hazard Overlay District and "I-2 RIO-7E AHOD" General Industrial River Improvement Overlay 7E Airport Hazard Overlay District to "C-2 RIO-7E AHOD" Commercial River Improvement Overlay 7E Airport Hazard Overlay District on Lots 4-6, the west 51 feet of Lot A, and the west 14 feet of the east 74 feet of the north 34 feet of Lot A, NCB 920, located at 2026 South Alamo Street. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department).

Staff mailed 29 notices to property owners within 200 feet, 1 returned in favor, 0 returned in opposition, no Neighborhood Association within 200 feet.

**No Public Comment**

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

**MOTION PASSES**

**Item #12**

**ZONING CASE Z-2023-10700025 (Council District 1): 3/21/2023**

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 two (2) dwelling units on Lot 4A, 4B, and 5A, Block 7, NCB 2202, located at 1508 Leal Street. Staff recommends Approval. (Elizabeth Steward, Zoning Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department).

Staff mailed 22 notices to property owners within 200 feet, 0 returned in favor, 0 in opposition, and West End hope In Action Neighborhood Association is in support.

**No Public Comment**

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

**MOTION PASSES****Item #13****ZONING CASE Z-2023-10700028 (Council District 1): 3/21/2023**

A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 4, Block 5, NCB 2048, located at 235 Cornell Avenue. Staff recommends Approval. (Elizabeth Steward, Zoning Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department).

Staff mailed 29 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, no response from Uptown Neighborhood Association.

**No Public Comment**

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

**MOTION PASSES****Item #16****ZONING CASE Z-2023-10700031 (Council District 5): 03/21/2023**

A request for a change in zoning from "IDZ-1 RIO-4 MC-1 AHOD" Limited Intensity Infill Development Zone River Improvement Overlay 4 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted for six (6) dwelling units to "IDZ-1 RIO-4 MC-1 AHOD" Limited Intensity Infill Development Zone River Improvement Overlay 4 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted for six (6) dwelling units with a Major Site Plan Amendment for a decrease in perimeter buffer between "IDZ" plan area and adjacent properties on Lots 16-21, NCB 6306, located at 202-212 Yellowstone Street. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department).

Staff mailed 43 notices to property owners within 200 feet, 1 returned in favor, 0 returned in opposition, no response from Roosevelt Park Neighborhood Association.

**No Public Comment**

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

**Second:** Barros  
**In Favor:** Unanimous  
**Opposed:** None

## MOTION PASSES

### Item #18

#### **ZONING CASE Z-2023-10700034 (Council District 4): 03/21/2023**

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 "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a variance to allow a fence height of 8-feet on 2.54 acres out of NCB 15483, located at 2410 Southwest Loop 410. Staff recommends Approval. (Adolfo Gonzalez, Zoning Planner, 210-207-5407, [adolfo.gonzalez@sanantonio.gov](mailto:adolfo.gonzalez@sanantonio.gov), Development Services Department).

Staff mailed 19 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, no response from Lackland Terrace Neighborhood Association

## No Public Comment

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

## MOTION PASSES

#### **CONTINUANCE HEARING TO 04.04.2023**

### Item #2

#### **ZONING CASE Z-2022-10700353 CD (Council District 1): (Continued from 03/07/2023)**

A request for a change in zoning from "R-4 H AHOD" Residential Single-Family Historic Airport Hazard Overlay District to "R-4 CD H AHOD" Residential Single-Family Historic Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 15 and the east 36.5 feet of Lot 14, Block 15, NCB 1837, located at 117 West Woodlawn Avenue. Staff recommends Approval. (Camryn Blackmon, Zoning Planner, (210) 207-0197, [camryn.blackmon@sanantonio.gov](mailto:camryn.blackmon@sanantonio.gov), Development Services Department)

Staff mailed 25 notices to property owners within 200 feet, 2 returned in favor, 2 returned in opposition, 1 in favor and 1 opposed outside of 200 feet; The Monte Vista Historical Neighborhood Association is opposed.

## No Public Comment

**Motion:** Commissioner Bustamante to approve item for continuance to April 4, 2023 as presented.

**Second:** Barros  
**In Favor:** Unanimous  
**Opposed:** None

## MOTION PASSES

### Item #17

#### **ZONING CASE Z-2023-10700032 (Council District 1):** 3/21/2023

A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for four (4) dwelling units on Lots 11-13, Block 7, NCB 2800, located at 122 Annie Street. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department) (Associated Plan Amendment PA-2023-11600008).

Staff mailed 20 notices to property owners within 200 feet, 0 returned in favor, 3 returned in opposition  
Monte Vista Terrace is neutral; outside 200 feet: 3 opposed.

### No Public Comment

**Motion:** Commissioner Bustamante to approve item for continuance to April 4, 2023 as presented.  
**Second:** Barros  
**In Favor:** Unanimous  
**Opposed:** None

## MOTION PASSES

## **INDIVIDUAL HEARING**

### Item #3

#### **ZONING CASE Z-2023-10700005 (Council District 5):** (Continued from 03/21/2023)

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 for one (1) dwelling unit on the east 14 feet of Lot 8 and the west 16 feet of Lot 9, Block 3, NCB 2582, located at 214 East Lachapelle. Staff recommends Denial, with an Alternate Recommendation. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department).

Staff mailed 29 notices to property owners within 200 feet, 3 returned in favor, 0 returned in opposition, no response from Lone Star Neighborhood Association.

Applicant, Jagath Santha is present.

### No Public Comment

**Motion:** Commissioner Bustamante to approve item for continuance to April 4, 2023 as presented.

**Second:** Kamath  
**In Favor:** Unanimous  
**Opposed:** None

## MOTION PASSES

### Item #4

#### **ZONING CASE Z-2023-10700013 (Council District 5):** (Continued from 03/21/2023)

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 "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 up to thirty-seven (37) dwelling units, Recreational Facility-Neighborhood, and a Church on 3.485 acres out of NCB 8248, located at 3915 Flagle Street. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department).

Staff mailed 21 notices to property owners within 200 feet, 0 returned in favor, 1 returned in opposition; Memorial Heights Neighborhood Association is opposed; outside 200 feet: 4 opposed.

Applicant, Mitsuko Ramos is present.

### Public Comment

- Andrew Tejada, is in favor.
- Rafale Maril, is in favor.
- Richard Garcia, is opposed.

### Voicemails

- Alice Acuna, is in opposition.
- Ana Herrera, is in opposition.
- Joe Mendez, is in opposition.
- Rosie Garcia, is in opposition.
- Stephanie Acuna, is in opposition.

### Rebuttal

Applicant is requesting IDZ for flexibility and will move forward to develop.

**Motion:** Commissioner Bustamante to approve item for continuance to April 18, 2023 as presented.  
**Second:** Watson  
**In Favor:** Unanimous  
**Opposed:** None

## MOTION PASSES



**Item #5****ZONING CASE Z-2023-10700019 (Council District 5):** (Continued from 03/07/23)

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 "IDZ-3 MLOD-2 MLR-1 AHOD" High Intensity Infill Development Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with uses permitted in "L" Light Industrial District and Outside Storage on Lot 24, save and except the west 50 feet and the south 145.2 feet of Lot 24, and Lot 25, save and except the east 50 feet and the south 145.2 feet of Lot 25, Block 7, NCB 8733, located at 2235 West Southcross Boulevard. Staff recommends Denial. (Adolfo Gonzalez, Zoning Planner, 210-207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department).

Staff mailed 15 notices to property owners within 200 feet, 0 returned in favor, 5 returned in opposition; Quintana Community Neighborhood Association is opposed; 2 in favor outside 200 feet.

Applicant, Douglas Gonzalez is present.

**Voicemails**

- Al Rocha, is in opposition.
- Santiago Bernal, is in opposition.

**Public Comment**

- Jerry Arredondo, is in opposition,
- Larry Garcia, is in opposition.

**Rebuttal**

Photos and video were submitted. Applicant followed up with code, disposed of porter potty and is keeping items 10 feet from fence line.

**Motion:** Commissioner Bustamante to deny item as presented.

**Second:** Ortiz

**In Favor:** Watson, Kamath, Hui, Lugalia-Hollon, Sipes

**Abstain:** Barros

**Opposed:** None

**MOTION PASSES**

**RECESS at 2:40 P.M.**

**BACK IN SESSION AT 2:51 P.M.**

**Item #14****ZONING CASE Z-2023-10700029 (Council District 7):** 3/21/2023

A request for a change in zoning from "R-20 NCD-3 MLOD-2 MLR-2 AHOD" Residential Single-Family Ingram Hills Neighborhood Conservation District Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 CD NCD-3 MLOD-2 MLR-2 AHOD" Commercial Ingram Hills Neighborhood Conservation District Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a

Conditional Use for Office/Warehouse on Lot 300, Block E, NCB 11553, located at 4734 Callaghan Road. Staff recommends Approval. (Adolfo Gonzalez, Zoning Planner, 210-207-5407, [adolfo.gonzalez@sanantonio.gov](mailto:adolfo.gonzalez@sanantonio.gov), Development Services Department)

Staff mailed 20 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, Thunderbird Hills Neighborhood Association is in support. No response from Ingram Hills Neighborhood Association.

Applicant, Daniel Aguilar is present and amends item to add “NA” Nonalcoholic Sales Overlay and downward facing lighting.

**Voicemails**

- Santiago Bernal is in favor.

**Public Comment**

- Dan Rosler, is in favor.

**Motion:** Chair Sipes to approve item as amended with the condition of downward lighting.

**Second:** Lugalia-Hollon

**In Favor:** Unanimous

**Opposed:** None

**MOTION PASSES****Item #15****ZONING CASE Z-2023-10700030 (Council District 3): 3/21/2023**

A request for a change in zoning from "MI-1 AHOD" Mixed Industrial Airport Hazard Overlay District to "FR S AHOD" Farm and Ranch Airport Hazard Overlay District with a Specific Use Authorization for a Cemetery on 9.6 acres of CB 4013, generally located at the 19000 block of Applewhite Road. Staff recommends Approval. (Camryn Blackmon, Zoning Planner, (210) 207-0197, [Camryn.Blackmon@sanantonio.gov](mailto:Camryn.Blackmon@sanantonio.gov), Development Services Department).

Staff mailed 9 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; there is no registered Neighborhood Association within 200 feet.

Applicant, Patrick Christensen is present.

**Public Comment**

- Peggy Oppelt, is in opposition.

**Rebuttal**

Patrick Christensen states there will be plenty of access and property is a good site for development. Additionally, the cemetery is proposing flat headstones and operators will incorporate security as needed.

**Motion:** Commissioner Lugalia-Hollon to approve item for approval as presented.

**Second:** Hui

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

## MOTION PASSES

### Item #19

#### **ZONING CASE Z-2023-10700035 CD S (Council District 3): 3/21/2023**

A request for a change in zoning from "C-2" Commercial District to "C-3NA CD S" General Commercial Nonalcoholic Sales District with Conditional Use for Farm Equipment Sales/Service and Specific Use Authorization for Storage – Outside (Screening from Public ROWs and Adjacent Property Required) on 4.131 acres out of CB 4167A, located at 3800 South Loop 1604. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2023-11600010) (Elizabeth Steward, Zoning Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department).

Staff mailed 25 notices to property owners within 200 feet, 1 returned in favor, 1 returned in opposition, there is no registered Neighborhood Association within 200 feet

Applicant, Patrick Christensen is present.

#### **Public Comment**

- Kelly McCarthy, is in opposition.
- Lyman Bessells, is in opposition.

#### **Rebuttal**

The applicant intends to operate seven days a week with the hours of 8:00 A.M. 9:00 P.M. employees will use headsets for method of communication. Development will be 78 feet from the property line with a 30 feet set back line.

**Motion:** Commissioner Lugalía-Hollon to approve item for continuance to April 4, 2023.  
**Second:** Bustamante  
**In Favor:** Unanimous  
**Opposed:** None

## MOTION PASSES

### Minutes

Consideration and approval of March 7, 2023, Zoning Commission Minutes.

**Motion:** Commissioner Bustamante to approve minutes as amended.  
**Second:** Barros  
**In Favor:** Watson, Ortiz, Lugalía-Hollon, Sipes, Hui  
**Abstain:** Kamath  
**Opposed:** None

## MOTION PASSES

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

**Adjournment.**

There being no further business, the meeting was adjourned at 3:30 P.M.

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

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

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