

City of San Antonio



Minutes

Zoning Commission

Development and Business Services  
Center  
1901 S. Alamo

Tuesday, October 1, 2024

1:00 PM

1901 S. Alamo

The meeting was called to by Chair Sipes order at 1:05 PM and roll was called by the Dezarae Leal noting the following members present:

Roll Call – Present: Watson, Kellum, Barros, Hinojosa, Reyes, Hui, Sipes, Whitsett, Chase  
Absent: Bustamante, Ortiz

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

- 1. **ZONING CASE Z-2024-10700113 ERZD (Council District 8):** October 1, 2024  
A request for a change in zoning from "R-6 MLOD-1 MLR-2 ERZD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to "C-2 MLOD-1 MLR-2 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District on 0.389 acres out of NCB 14728 and Lot 8, Block 18, NCB 14728, located at 12135 Huebner Road. Staff and SAWS recommend Approval. (Alexa Retana, Zoning Planner, 210-207-8062, [Alexa.Retana@sanantonio.gov](mailto:Alexa.Retana@sanantonio.gov), Development Services Department).

Staff mailed 13 notices to property owners within 200', 0 in favor, 0 in opposition, no registered Neighborhood Association

Michael Barr, SAWS, stated they have visited the subject property and reviewed the application for the proposed research and testing lab. There were no sensitive geologic features observed on site nor is the site located within the floodplain. He stated there are no new construction being proposed therefore the existing 60% impervious cover will not be increased on site. SAWS recommends approval with all the environmental recommendations.

Isis Soto Estrada, applicant, stated the proposed retail center can accommodate 4-5 tenants. The location has 2 access points.

No Public Comment

Motion

Commissioner Watson motioned to approve item as presented. Commissioner Whitsett

seconded the motion. The motion carried by the following vote:

**Aye:** Watson, Kellum, Barros, Hinojosa Reyes, Hui, Sipes, Whitsett, Chase.

**Nay:** None.

2. **ZONING CASE Z-2024-10700138 S (Council District 6):** (Continued from 9/3/2024)

A request for a change in zoning from "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-1 MLOD-2 MLR-2 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District 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 a Hospital on 7.081 acres out of NCB 17673, generally located in the 1900 block of Rogers Road. Staff recommends Approval. (Kellye Sanders, Planning Coordinator, 210-207-2187, kellye.sanders@sanantonio.gov, Development Services Department)

Staff mailed 35 notices to property owners within 200', 1 in favor, 1 in opposition, no registered Neighborhood Association.

**No Public Comment**

**Motion**

Commissioner Watson motioned for approval as amended. Commissioner Whitsett seconded the motion. The motion carried by the following vote:

**Aye:** Watson, Kellum, Barros, Hinojosa Reyes, Hui, Sipes, Whitsett, Chase.

**Nay:** None.

3. **ZONING CASE Z-2024-10700172 S (Council District 2):** (Continued from 9/3/2024)

A request for a change in zoning from "AE-1 AHOD" Arts and Entertainment Airport Hazard Overlay District to "AE-1 S AHOD" Arts and Entertainment Airport Hazard Overlay District with a Specific Use Authorization for a Hotel on Lots 3 and 4, Block 109, NCB 1386, located at 1738 East Commerce Street. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department).

Staff mailed 29 notices to property owners within 200', 18 in favor, 10 in opposition, 42 in favor outside 200', 7 opposed outside 200'; Denver Heights Neighborhood Association is opposed, and Dignowity Hill Neighborhood Association is in favor. Gerardo Itarte, applicant, stated he intends to build a hotel.

**Public Comment**

Mia Marie Pugh, spoke in opposition.

Mr. & Mrs. Miller yielded their time to Mia Marie Pugh.

Ester Ponce spoke in favor.

Jesse Sanchez, spoke in opposition.

Paula Carmona, spoke in favor.

Audrey Zamorra, City Attorney, confirmed no court orders have been filed.

**Rebuttal**

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Mr. Itarte stated there is currently a boundary dispute and ha met with the Mr. and Mrs. Miller in hopes of a resolution.

**Motion**

Commissioner Watson motioned for a continuance until October 1, 2024. Commissioner Barros seconded the motion. The motion carried by the following vote:

**Aye:** Watson, Kellum, Barros, Hinojosa Reyes, Hui, Sipes, Whitsett, Chase.

**Nay:** None.

**Commission went into recess at 3:05 pm and reconvened at 3:15 pm**

**Item # 10 was heard after recess**

4. **ZONING CASE Z-2024-10700178 (Council District 10):** (Continued from 9/3/2024)

A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on Lot 1, Block 1, NCB 18417, located at 144 O'Connor Road. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, eradio.gomez@sanantonio.gov, Development Services Department).

Staff mailed 50 notices to property owners within 200', 0 in favor, 36 in opposition, Randolph Hills Civic Club Neighborhood Association did not provide a response.

**Public Comment**

**Voicemail**

Alex Castillo, spoke in opposition.

Ana Castillo, spoke in opposition.

Barbra Garza, spoke in opposition.

Lynn Hoffman, spoke in opposition.

Mark Mays, spoke in opposition.

Robert Mays, spoke in opposition.

Steve Castillo, spoke in opposition.

**Motion**

Commissioner Watson motioned for a continuance until October 15, 2024. Commissioner Barros seconded the motion. The motion carried by the following vote:

**Aye:** Watson, Kellum, Barros, Hinojosa Reyes, Hui, Sipes, Whitsett, Chase.

**Nay:** None.

5. **ZONING CASE Z-2023-10700366 CD (Council District 6):** (Continued from 9/17/2024)

A request for a change in zoning from "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "C-2NA MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, and "C-2NA CD MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales to "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Oversize Vehicle Storage on Lot 160, NCB 8237, located at 555 Historic Old US Highway 90. Staff recommends Denial. (Alexa Retana,

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Zoning Planner. 210-207-8062. Alexa.Retana@sanantonio.gov. Development Services Department).

Staff mailed 37 notices to property owners within 200', 4 in favor, 2 in opposition; Los Jardines Neighborhood Association is in favor; Outside 200': 6 in favor; 1 opposed.

**No Public Comment**

**Motion**

Commissioner Watson motioned for a continuance until November 5, 2024. Commissioner Barros seconded the motion. The motion carried by the following vote:

**Aye:** Watson, Kellum, Barros, Hinojosa Reyes, Hui, Sipes, Whitsett, Chase.

**Nay:** None.

6. **ZONING CASE Z-2024-10700117 (Council District 2):** (Continued from 9/17/2024)

A request for a change in zoning from "R-4 MLOD-3 MLR-1" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region I District to "C-2 MLOD-3 MLR-1" Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region I District on Lot 36, Block 9, NCB 10268, located at 451 Sterling Street. Staff recommends Denial. (Alexa Retana, Zoning Planner. 210-207-8062, Alexa.Retana@sanantonio.gov. Development Services Department).

Staff mailed 27 notices to property owners within 200', 3 in favor, 0 in opposition, no registered Neighborhood Association.

**Motion**

Commissioner Watson motioned for a continuance until October 15, 2024. Commissioner Barros seconded the motion. The motion carried by the following vote:

**Aye:** Watson, Kellum, Barros, Hinojosa Reyes, Hui, Sipes, Whitsett, Chase.

**Nay:** None.

7. **ZONING CASE Z-2024-10700154 (Council District 5):** (Continued from 9/17/2024)

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-2NA MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on the west 37.4 feet of Lot 1, NCB 7005, located at 159 Castroville Road. Staff recommends Denial, with a Alternate Recommendation. (Alexa Retana, Zoning Planner. 210-207-8062, Alexa.Retana@sanantonio.gov. Development Services Department).

Staff mailed 43 notices to property owners within 200', 0 in favor, 0 in opposition, Prospect Hill Neighborhood Association, El Charro Neighborhood Association, and Brady Gardens Community Organization gave no response.

**Motion**

Commissioner Watson motioned for a continuance until October 15, 2024. Commissioner Barros seconded the motion. The motion carried by the following vote:

**Aye:** Watson, Kellum, Barros, Hinojosa Reyes, Hui, Sipes, Whitsett, Chase.

**Nay:** None.

8. **ZONING CASE Z-2024-10700174 (Council District 4):** (Continued from 9/17/2024)

A request for a change in zoning from "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 9.473 acres out of CB 4301, located at 11893 Fischer Road. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment Case PA-2024-11600054) (Bronte Frere, Zoning Planner, 210-207-5876, [Bronte.Frere@sanantonio.gov](mailto:Bronte.Frere@sanantonio.gov), Development Services Department).

Staff mailed 54 notices to property owners within 200', 49 in favor, 0 in opposition, no registered Neighborhood Association.

**Public Comment**

Voicemail

Cosima Colvin, spoke in support.

Staff noted the following Conditions:

- 1) Type "E" - 30' landscape buffer along property lines abutting single-family zoning and/or uses.
- 2) Downward facing lighting.
- 3) Truck parking shall be 100-feet from the property lines abutting single-family zoning and/or uses.

**Motion**

Commissioner Watson motioned for approval as amended to "C-2 CD" with a Conditional Use for Truck Stop and Laundry and Conditions. Commissioner Whitsett seconded the motion. The motion carried by the following vote:

**Aye:** Watson, Kellum, Barros, Hinojosa, Reyes, Hui, Sipes, Whitsett, Chase.

**Nay:** None.

9. **ZONING CASE Z-2024-10700187 (Council District 1):** October 1, 2024

A request for a change in zoning from "C-3NA RIO-2 AHOD" General Commercial Nonalcoholic Sales River Improvement Overlay 2 Airport Hazard Overlay District to "C-3 RIO-2 AHOD" General Commercial River Improvement Overlay 2 Airport Hazard Overlay District on Lots 10-12, Block A, NCB 7006, located at 109 West Grayson Street. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210- 207-6034, [Samantha.Benavides@sanantonio.gov](mailto:Samantha.Benavides@sanantonio.gov), Development Services Department).

Staff mailed 14 notices to property owners within 200', 1 in favor, 1 in opposition, Tobin Hill Community Neighborhood Association is in favor; no response from San Antonio Texas District One Resident Association.

**Public Comment**

Joe Calvey, (applicant) spoke in favor.

**Motion**

Commissioner Watson motioned to approve item as presented. Commissioner Whitsett seconded the motion. The motion carried by the following vote:

**Aye:** Watson, Kellum, Barros, Hinojosa, Reyes, Hui, Sipes, Whitsett, Chase.  
**Nay:** None.

10. ZONING CASE Z-2024-10700204 (Council District 1): October 1, 2024

A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 5, Block 19, NCB 2083, located at 838 Culebra Road. Staff recommends Denial. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department).

Staff mailed 43 notices to property owners within 200', 0 in favor, 0 in opposition, Prospect Hill Neighborhood Association, El Charro Neighborhood Association, and Brady Gardens Community Organization gave no response.

Ivan Almaguer, applicant's representative, stated that they would like to rezone to accommodate auto sales. Mr. Almaguer amended to "C-2" at the podium.

**No Public Comment**

**Motion**

Commissioner Kellum motioned to deny item as presented. Commissioner Whitsett seconded the motion. The motion carried by the following vote:

**Aye:** Watson, Kellum, Barros, Hinojosa, Reyes, Hui, Sipes, Whitsett, Chase.  
**Nay:** None.

11. ZONING CASE Z-2024-10700205 CD (Council District 10): October 1, 2024

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 19B, NCB 12101, located at 2610 Woodbury Drive. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department).

Staff mailed 25 notices to property owners within 200', 1 in favor, 2 in opposition, no registered Neighborhood Association.

**No Public Comment**

**Motion**

Commissioner Watson motioned to approve item as presented. Commissioner Whitsett seconded the motion. The motion carried by the following vote:

**Aye:** Watson, Kellum, Barros, Hinojosa, Reyes, Hui, Sipes, Whitsett, Chase.  
**Nay:** None.

12. ZONING CASE Z-2024-10700207 CD (Council District 7): October 1, 2024

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 Day Care Center on 1.03 acres out of NCB 14600, located at 6800

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Wurzbach Road. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Brotne.Frere@sanantonio.gov, Development Services Department).

Staff mailed 23 notices to property owners within 200', 0 in favor, 0 in opposition, no registered Neighborhood Association.

**Public Comment**

Reverend Fred Perez, Trinity Methodist Church, spoke in support.

Tony Aguilar, spoke in support.

Virginia Shannon, spoke in opposition.

**Motion**

Commissioner Watson motioned to approve item as presented. Commissioner Whitsett seconded the motion. The motion carried by the following vote:

**Aye:** Watson, Kellum, Barros, Hinojosa, Reyes, Hui, Sipes, Whitsett, Chase.

**Nay:** None.

13. **ZONING CASE Z-2024-10700208 CD (Council District 7):** October 1, 2024

A request for a change in zoning from "MF-33 NCD-3 MLOD-2 MLR-2 AHOD" Multi-Family Ingram Hills Neighborhood Conservation 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 Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Oversized Vehicle Storage on 0.833 acres out of NCB 11543, generally located in the 4300 block of Parkway Drive. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2024- 11600062) (Eradio Gomez, Zoning Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department).

Staff mailed 18 notices to property owners within 200', 1 in favor, 0 in opposition, Ingram Hills Neighborhood Association did not provide a response.

Mia Marie Pugh, Brown & McDonald, stated that they would like to rezone from "MF-33 NCD-3 MLOD-2 MLR-2 AHOD" to "C-2 CD NCD-3 MLOD-2 MLR-2 AHOD". The applicant stated lighting will face downward and hours of operation will be from 7:00 am – 5:00 pm.

**No Public Comment**

**Motion**

Commissioner Sipes motioned to approve the item as presented. Commissioner Watson seconded the motion. The motion carried by the following vote:

**Aye:** Watson, Kellum, Barros, Hinojosa Reyes, Hui, Sipes, Whitsett, Chase.

**Nay:** None.

14. **ZONING CASE Z-2024-10700210 CD (Council District 4):** October 1, 2024

A request for a change in zoning from "NP-8 MLOD-2 MLR-2 AHOD" Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "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 Auto Paint and Body on the southwest 100 feet of Lot 9 and the northeast 22 feet of Lot 10, NCB 4300B.

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located at 13687 Somerset Road. Staff recommends Denial. (Eradio Gomez, Senior Planner, 210-207-0197, eradio.gomez@sanantonio.gov, Development Services Department).

Staff mailed 19 notices to property owners within 200', 0 in favor, 0 in opposition, 1 in favor outside 200'; Tobin Hill Community Neighborhood Association is in favor and no response from San Antonio Texas District One Resident Association.

Rosa Olivares, the applicant, purchased the home in 2021. Within the property is a building which was once used as a mechanic shop. In 2008, code was updated, and the property was annexed. If approved, the applicant will meet all required setbacks.

**No Public Comment**

**Motion**

Commissioner Reyes motioned to approve item as presented. Commissioner Hinojosa seconded the motion. The motion carried by the following vote:

**Aye:** Watson, Kellum, Barros, Hinojosa Reyes, Hui, Sipes, Whitsett, Chase.

**Nay:** None.

15. **ZONING CASE Z-2024-10700211 (City Council 8):** October 1, 2024

A request for a change in zoning from "RM-4" Residential Mixed District and "MF-33" Multi-Family District to "MF-18" Limited Density Multi-Family District on Lot 8, Block 1, NCB 14795, located at 9103 Wurzbach Road. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

Staff mailed 43 notices to property owners within 200', 0 in favor, 0 in opposition, Prospect Hill Neighborhood Association, El Charro Neighborhood Association, and Brady Gardens Community Organization gave no response.

**Public Comment**

Sylvia Valdez, spoke in support with conditions.

Stephen Salinas, spoke in opposition.

**Voicemail**

Elsa Hamilton, spoke in opposition.

Richard Goetz, spoke in opposition.

Sakib Shaikh, spoke in opposition.

**Motion**

Commissioner Watson motioned for a continuance until October 15, 2024. Commissioner Barros seconded the motion. The motion carried by the following vote:

**Aye:** Watson, Kellum, Barros, Hinojosa Reyes, Hui, Sipes, Whitsett, Chase.

**Nay:** None.

16. **ZONING CASE Z-2024-10700212 CD (Council District 6):** October 1, 2024

A request for a change in zoning from "C-2" Commercial District to "C-2 CD" Commercial District with a Conditional Use for Auto and Light Truck Repair on Lot 1, Block 1, NCB 15097, located at 5650 Cliffbrier Drive. Staff recommends Denial. (Associated Plan Amendment



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PA-2024-11600063) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department).

Staff mailed 30 notices to property owners within 200', 1 in favor, 0 in opposition: Great Northwest Homeowner's Association is in favor.

Mr. Mark, applicant's representative, requested rezoning from "C-2" Commercial District to "C-2 CD" Commercial District with a Conditional Use for Auto and Light Truck Repair. Applicant stated the shop will operate six days a week.

**No Public Comment**

**Motion**

Commissioner Hui motioned to approve item as presented. Commissioner Barros seconded the motion. The motion carried by the following vote:

**Aye:** Watson, Kellum, Barros, Hinojosa Reyes, Hui, Sipes, Whitsett, Chase.

**Nay:** None.

17. **ZONING CASE Z-2024-10700213 (Council District 1):** October 1, 2024

A request for a change in zoning from "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for "C-2" Commercial District, nine hundred (900) dwelling units and Bar/Tavern to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for "C-2" Commercial District, nine hundred (900) dwelling units, Bar/Tavern, and Hotel on Lot H, Lot I, Lot J, Lot K, Lot L, Lot M, Lot N, Lot O, Lot P, Lot Q, Lot R, Lot S, Lot T, Lot U, Lot V, Lot W, Lot X, Lot Y, Lot Z, Lot AA, Lot AB, Lot AC, Lot AD, Lot AE, Lot AF, Lot AG, Lot AH, Lot AI, Lot AJ, Lot AK, Lot AL, Lot AM, Lot AN, Lot AO, Lot AP, Lot AQ, Lot AR, Lot AS, Lot AT, Lot AU, Lot AV, Lot AW, Lot AX, Lot AY, Lot AZ, Lot BA, Lot BB, Lot BC, Lot BD, Lot BE, Lot BF, Lot BG, Lot BH, Lot BI, Lot BJ, Lot BK, Lot BL, Lot BM, Lot BN, Lot BO, Lot BP, Lot BQ, Lot BR, Lot BS, Lot BT, Lot BU, Lot BV, Lot BW, Lot BX, Lot BY, Lot BZ, Lot CA, Lot CB, Lot CC, Lot CD, Lot CE, Lot CF, Lot CG, Lot CH, Lot CI, Lot CJ, Lot CK, Lot CL, Lot CM, Lot CN, Lot CO, Lot CP, Lot CQ, Lot CR, Lot CS, Lot CT, Lot CU, Lot CV, Lot CW, Lot CX, Lot CY, Lot CZ, Lot DA, Lot DB, Lot DC, Lot DD, Lot DE, Lot DF, Lot DG, Lot DH, Lot DI, Lot DJ, Lot DK, Lot DL, Lot DM, Lot DN, Lot DO, Lot DP, Lot DQ, Lot DR, Lot DS, Lot DT, Lot DU, Lot DV, Lot DW, Lot DX, Lot DY, Lot DZ, Lot EA, Lot EB, Lot EC, Lot ED, Lot EE, Lot EF, Lot EG, Lot EH, Lot EI, Lot EJ, Lot EK, Lot EL, Lot EM, Lot EN, Lot EO, Lot EP, Lot EQ, Lot ER, Lot ES, Lot ET, Lot EU, Lot EV, Lot EW, Lot EX, Lot EY, Lot EZ, Lot FA, Lot FB, Lot FC, Lot FD, Lot FE, Lot FF, Lot FG, Lot FH, Lot FI, Lot FJ, Lot FK, Lot FL, Lot FM, Lot FN, Lot FO, Lot FP, Lot FQ, Lot FR, Lot FS, Lot FT, Lot FU, Lot FV, Lot FW, Lot FX, Lot FY, Lot FZ, Lot GA, Lot GB, Lot GC, Lot GD, Lot GE, Lot GF, Lot GG, Lot GH, Lot GI, Lot GJ, Lot GK, Lot GL, Lot GM, Lot GN, Lot GO, Lot GP, Lot GQ, Lot GR, Lot GS, Lot GT, Lot GU, Lot GV, Lot GW, Lot GX, Lot GY, Lot GZ, Lot HA, Lot HB, Lot HC, Lot HD, Lot HE, Lot HF, Lot HG, Lot HH, Lot HI, Lot HJ, Lot HK, Lot HL, Lot HM, Lot HN, Lot HO, Lot HP, Lot HQ, Lot HR, Lot HS, Lot HT, Lot HU, Lot HV, Lot HW, Lot HX, Lot HY, Lot HZ, Lot IA, Lot IB, Lot IC, Lot ID, Lot IE, Lot IF, Lot IG, Lot IH, Lot II, Lot IJ, Lot IK, Lot IL, Lot IM, Lot IN, Lot IO, Lot IP, Lot IQ, Lot IR, Lot IS, Lot IT, Lot IU, Lot IV, Lot IW, Lot IX, Lot IY, Lot IZ, Lot JA, Lot JB, Lot JC, Lot JD, Lot JE, Lot JF, Lot JG, Lot JH, Lot JI, Lot JJ, Lot JK, Lot JL, Lot JM, Lot JN, Lot JO, Lot JP, Lot JQ, Lot JR, Lot JS, Lot JT, Lot JU, Lot JV, Lot JW, Lot JX, Lot JY, Lot JZ, Lot KA, Lot KB, Lot KC, Lot KD, Lot KE, Lot KF, Lot KG, Lot KH, Lot KI, Lot KJ, Lot KK, Lot KL, Lot KM, Lot KN, Lot KO, Lot KP, Lot KQ, Lot KR, Lot KS, Lot KT, Lot KU, Lot KV, Lot KW, Lot KX, Lot KY, Lot KZ, Lot LA, Lot LB, Lot LC, Lot LD, Lot LE, Lot LF, Lot LG, Lot LH, Lot LI, Lot LJ, Lot LK, Lot LL, Lot LM, Lot LN, Lot LO, Lot LP, Lot LQ, Lot LR, Lot LS, Lot LT, Lot LU, Lot LV, Lot LW, Lot LX, Lot LY, Lot LZ, Lot MA, Lot MB, Lot MC, Lot MD, Lot ME, Lot MF, Lot MG, Lot MH, Lot MI, Lot MJ, Lot MK, Lot ML, Lot MN, Lot MO, Lot MP, Lot MQ, Lot MR, Lot MS, Lot MT, Lot MU, Lot MV, Lot MW, Lot MX, Lot MY, Lot MZ, Lot NA, Lot NB, Lot NC, Lot ND, Lot NE, Lot NF, Lot NG, Lot NH, Lot NI, Lot NJ, Lot NK, Lot NL, Lot NM, Lot NN, Lot NO, Lot NP, Lot NQ, Lot NR, Lot NS, Lot NT, Lot NU, Lot NV, Lot NW, Lot NX, Lot NY, Lot NZ, Lot OA, Lot OB, Lot OC, Lot OD, Lot OE, Lot OF, Lot OG, Lot OH, Lot OI, Lot OJ, Lot OK, Lot OL, Lot OM, Lot ON, Lot OO, Lot OP, Lot OQ, Lot OR, Lot OS, Lot OT, Lot OU, Lot OV, Lot OW, Lot OX, Lot OY, Lot OZ, Lot PA, Lot PB, Lot PC, Lot PD, Lot PE, Lot PF, Lot PG, Lot PH, Lot PI, Lot PJ, Lot PK, Lot PL, Lot PM, Lot PN, Lot PO, Lot PP, Lot PQ, Lot PR, Lot PS, Lot PT, Lot PU, Lot PV, Lot PW, Lot PX, Lot PY, Lot PZ, Lot QA, Lot QB, Lot QC, Lot QD, Lot QE, Lot QF, Lot QG, Lot QH, Lot QI, Lot QJ, Lot QK, Lot QL, Lot QM, Lot QN, Lot QO, Lot QP, Lot QQ, Lot QR, Lot QS, Lot QT, Lot QU, Lot QV, Lot QW, Lot QX, Lot QY, Lot QZ, Lot RA, Lot RB, Lot RC, Lot RD, Lot RE, Lot RF, Lot RG, Lot RH, Lot RI, Lot RJ, Lot RK, Lot RL, Lot RM, Lot RN, Lot RO, Lot RP, Lot RQ, Lot RR, Lot RS, Lot RT, Lot RU, Lot RV, Lot RW, Lot RX, Lot RY, Lot RZ, Lot SA, Lot SB, Lot SC, Lot SD, Lot SE, Lot SF, Lot SG, Lot SH, Lot SI, Lot SJ, Lot SK, Lot SL, Lot SM, Lot SN, Lot SO, Lot SP, Lot SQ, Lot SR, Lot SS, Lot ST, Lot SU, Lot SV, Lot SW, Lot SX, Lot SY, Lot SZ, Lot TA, Lot TB, Lot TC, Lot TD, Lot TE, Lot TF, Lot TG, Lot TH, Lot TI, Lot TJ, Lot TK, Lot TL, Lot TM, Lot TN, Lot TO, Lot TP, Lot TQ, Lot TR, Lot TS, Lot TT, Lot TU, Lot TV, Lot TW, Lot TX, Lot TY, Lot TZ, Lot UA, Lot UB, Lot UC, Lot UD, Lot UE, Lot UF, Lot UG, Lot UH, Lot UI, Lot UJ, Lot UK, Lot UL, Lot UM, Lot UN, Lot UO, Lot UP, Lot UQ, Lot UR, Lot US, Lot UT, Lot UY, Lot UZ, Lot VA, Lot VB, Lot VC, Lot VD, Lot VE, Lot VF, Lot VG, Lot VH, Lot VI, Lot VJ, Lot VK, Lot VL, Lot VM, Lot VN, Lot VO, Lot VP, Lot VQ, Lot VR, Lot VS, Lot VT, Lot VY, Lot VZ, Lot WA, Lot WB, Lot WC, Lot WD, Lot WE, Lot WF, Lot WG, Lot WH, Lot WI, Lot WJ, Lot WK, Lot WL, Lot WM, Lot WN, Lot WO, Lot WP, Lot WQ, Lot WR, Lot WS, Lot WT, Lot WY, Lot WZ, Lot XA, Lot XB, Lot XC, Lot XD, Lot XE, Lot XF, Lot XG, Lot XH, Lot XI, Lot XJ, Lot XK, Lot XL, Lot XM, Lot XN, Lot XO, Lot XP, Lot XQ, Lot XR, Lot XS, Lot XT, Lot XU, Lot XV, Lot XW, Lot XX, Lot XY, Lot XZ, Lot YA, Lot YB, Lot YC, Lot YD, Lot YE, Lot YF, Lot YG, Lot YH, Lot YI, Lot YJ, Lot YK, Lot YL, Lot YM, Lot YN, Lot YO, Lot YP, Lot YQ, Lot YR, Lot YS, Lot YT, Lot YU, Lot YV, Lot YW, Lot YX, Lot YY, Lot YZ, Lot ZA, Lot ZB, Lot ZC, Lot ZD, Lot ZE, Lot ZF, Lot ZG, Lot ZH, Lot ZI, Lot ZJ, Lot ZK, Lot ZL, Lot ZM, Lot ZN, Lot ZO, Lot ZP, Lot ZQ, Lot ZR, Lot ZS, Lot ZT, Lot ZU, Lot ZV, Lot ZW, Lot ZX, Lot ZY, Lot ZZ.

Staff mailed 41 notices to property owners within 200', 0 in favor, 0 in opposition, Tobin Hill Community Neighborhood Association is in favor; no response from San Antonio Texas District One Resident Association.

**No Public Comment**

**Motion**

Commissioner Watson motioned to approve item as presented. Commissioner Whitsett seconded the motion. The motion carried by the following vote:

**Aye:** Watson, Kellum, Barros, Hinojosa Reyes, Hui, Sipes, Whitsett, Chase.

**Nay:** None.

18. **ZONING CASE Z-2024-10700214 HL (Council District 1):** October 1, 2024

A request for a change in zoning from "C-3 UC-6 AHOD" General Commercial San Pedro Urban Corridor Overlay Airport Hazard Overlay District to "C-3 HL UC-6 AHOD" General Commercial Historic Landmark San Pedro Urban Corridor Overlay Airport Hazard Overlay District on Lot 8, Block 12, NCB 361, located at 702 San Pedro Avenue. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department).

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Staff mailed 19 notices to property owners within 200', 0 in favor, 0 in opposition. 1 in favor outside 200'; Tobin Hill Community Neighborhood Association is in favor and no response from San Antonio Texas District One Resident Association.

**Public Comment**

Voicemail

Cosima Colvin, spoke in support.

**Motion**

Commissioner Watson motioned to approve item as presented. Commissioner Whitsett seconded the motion. The motion carried by the following vote:

**Aye:** Watson, Kellum, Barros, Hinojosa Reyes, Hui, Sipes, Whitsett, Chase.

**Nay:** None.

19. **ZONING CASE Z-2024-10700215 (Council District 5):** October 1, 2024

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 "MF-25 IDZ MLOD-2 MLR-2 AHOD" Low Density Multi-Family Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 6, Block 5, NCB 6567, and the north 95.85 feet of Lot 4, Block 2, NCB 3730, located at 240 Hawthorne Street and 122 Orange Street. Staff recommends Denial. (Associated Plan Amendment PA-2024-11600064) (Alexa Retana, Zoning Planner, 210-207-8062, [Alexa.Retana@sanantonio.gov](mailto:Alexa.Retana@sanantonio.gov), Development Services

Staff mailed 64 notices to property owners within 200', 1 in favor, 10 in opposition; St. Leo's Neighborhood Association gave no response; outside 200': 1 opposed.

**No Public Comment**

**Motion**

Commissioner Watson motioned for a continuance until November 5, 2024. Commissioner Barros seconded the motion. The motion carried by the following vote:

**Aye:** Watson, Kellum, Barros, Hinojosa Reyes, Hui, Sipes, Whitsett, Chase.

**Nay:** None.

20. **ZONING CASE Z-2024-10700216 HL (Council District 2):** October 1, 2024

A request for a change in zoning from "AE-1 AHOD" Arts and Entertainment Airport Hazard Overlay District to "AE-1 HL AHOD" Arts and Entertainment Historic Landmark Airport Hazard Overlay District on Lot 4 and the east 21.34 feet of Lot 3, Block A, NCB 597, located at 1314 East Commerce Street. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, [Samantha.Benavides@sanantonio.gov](mailto:Samantha.Benavides@sanantonio.gov), Development Services Department).

**This item was withdrawn and not heard at this meeting.**

21. **ZONING CASE Z-2024-10700218 HL (Council District 1):** October 1, 2024

A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 HL AHOD" Residential Single-Family Historic Landmark Airport Hazard Overlay District on the south 80 feet of Lot 31, NCB 863, located at 711 East Mistletoe Avenue. Staff

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recommends Approval. (Alexa Retana, Zoning Planner. 210-207-8062. Alexa.Retana@sanantonio.gov. Development Services Department).

Staff mailed 45 notices to property owners within 200', 0 in favor, 0 in opposition, Tobin Hill Neighborhood Association is in favor and San Antonio Texas District One Resident Association gave no response.

**Public Comment**

Ester Ponce, spoke in opposition.

**Motion**

Commissioner Watson motioned to approve item as presented. Commissioner Whitsett seconded the motion. The motion carried by the following vote:

**Aye:** Watson, Barros, Hinojosa Reyes, Hui, Sipes, Barros, Whitsett, Chase.

**Nay:** None.

**22. Consideration and Approval of the September 17, 2024 Zoning Commission Minutes.**

**Motion**

Commissioner Whitsett motioned to approve the minutes as presented. Commissioner Reyes seconded the motion. The motion carried by the following vote:

**Aye:** Watson, Kellum, Barros, Hinojosa Reyes, Hui, Sipes, Whitsett, Chase.

**Nay:** None.

**Clarification was provided on item #14 to amend to "C2-CD".**

**No action was taken.**

**Director's Report**

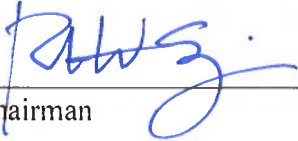
No report was given.

**Staff Announcements**

No announcements were given

**Adjournment**

There being no further discussion, the meeting was adjourned at 4:02 PM.

APPROVED BY:  or \_\_\_\_\_  
Chairman Vice-Chair

DATE: 10/15/2024

ATTESTED BY:  DATE: 10.21.24  
Executive Secretary