

City of San Antonio



Minutes Zoning Commission Development and Business Services Center 1901 S. Alamo

Tuesday, December 3, 2024

1:00 PM

1901 S. Alamo

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

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

1:02 PM – Call to order

Worldwide Interpreters were present.

ROLL CALL: Present: Watson, Hinojosa, Reyes, Ortiz, Barros, Whitsett, Kellum, Sipes, Bustamante, Hui, Chase

Absent: None.

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

COMBINED HEARING

Item #5

ZONING CASE Z-2024-10700242 CD (Council District 8): (Continued from 11/19/2024)

A request for a change in zoning from "C-2 CD" Commercial District with a Conditional Use for Auto and Light Truck Repair to "C-2 CD" Commercial District with a Conditional Use for Tattoo Parlor on Lot 82, Block 28, NCB 16840, located at 6563 Babcock Road. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Staff mailed 23 notices to property owners within 200', 0 in favor, 0 in opposition: Tanglewood Residents Neighborhood Association is in support if certain conditions are met.

No Public Comment

Motion

Commissioner Watson motioned for approval with conditions. Commissioner Barros seconded the motion. The motion carried by the following vote:

Commissioner Bustamante requested a friendly amendment for approval with conditions as stated on the record.

Commissioner Watson accepted the amendment.

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

Nay: None.

Item #6

ZONING CASE Z-2024-10700258 (Council District 9): (Continued from 11/19/2024)

A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 0.3315 acres out of NCB 15855, located at 427 West Nakoma Street. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, 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; outside 200': 1 opposed.

No Public Comment

Motion

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

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

Nay: None.

Item #7

ZONING CASE Z-2024-10700204 CD (Council District 1): December 3, 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 four (4) dwelling units on Lot 5, Block 19, NCB 2083, located at 838 Culebra Road. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Staff mailed 36 notices to property owners within 200', 0 in favor, 0 in opposition; no response

from West End Hope In Action Neighborhood Association, no response from Martinez Creek Neighborhood Association, and no response from San Antonio Texas District One Resident Association.

No Public Comment

Motion

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

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

Nay: None.

Item #9

ZONING CASE Z-2024-10700220 (Council District 5): December 3, 2024

A request for a change in zoning from "I-1 WQ MLOD-2 MLR-2 AHOD" General Industrial Water Quality Protection Area Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "MF-33 WQ MLOD-2 MLR-2 AHOD" Multi-Family Water Quality Protection Area Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-3 WQ MLOD-2 MLR-2 AHOD" General Commercial Water Quality Protection Area Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 7, Block 1, NCB 6244 and approximately 1.5334 acres out of NCB 3839, located at 1025 Nogalitos Street and 201 Powell Street. Staff recommends Approval. (Associated Plan Amendment Case PA-2024-11600085) (Alexa Retana, Zoning Planner, 210- 207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Staff mailed 33 notices to property owners within 200', 3 in favor, 0 in opposition, Collins Garden Neighborhood Association is in favor.

No Public Comment

Motion

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

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

Nay: None.

Item #10

ZONING CASE Z-2024-10700248 (Council District 5): December 3, 2024

A request for a change in zoning from "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting

Region 2 Airport Hazard Overlay District on the north 98 feet of Lot 3, the north 98 feet of the west 10 feet of Lot 4, Block 1, NCB 3012, located at 118 West Lubbock Street. Staff recommends Approval. (Associated Plan Amendment Case PA-2024-11600080) (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

Staff mailed 20 notices to property owners within 200'. 4 in favor, 0 in opposition. Collins Garden Neighborhood Association is in favor.

No Public Comment

Motion

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

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

Nay: None.

Item #12

ZONING CASE Z-2024-10700263 (Council District 2): December 3, 2024

A request for a change in zoning from "I-1 EP-1 MLOD-3 MLR-2" General Industrial Facility Parking/Traffic Control Overlay Martindale Military Lighting Overlay Military Lighting Region 2 District to "C0-2 EP-1 MLOD-3 MLR-2" Commercial Facility Parking/Traffic Control Overlay Martindale Military Lighting Overlay Military Lighting Region 2 District on Lot 10 and Lot 11, NCB 6910, located at 2922 East Houston Street. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department).

Staff mailed 32 notices to property owners within 200', 0 in favor, 0 in opposition, Jefferson Heights Neighborhood Association and Harvard Place Eastlawn Neighborhood Association did not provide a response.

No Public Comment

Motion

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

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

Nay: None.

Item #13

ZONING CASE Z-2024-10700266 S (Council District 8): December 3, 2024

A request for a change in zoning from "C-2" Commercial District to "C-2 S" Commercial District with a Specific Use Authorization for Party House, Reception Hall, Meeting Facilities on Lot 353.

Block 2, NCB 14864, located at 10319 Huebner Road. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207- 8062, Alexa.Retana@sanantonio.gov, Development Services Department).

Staff mailed 16 notices to property owners within 200', 0 in favor, 0 in opposition, Oakland Estates Neighborhood Association is in Favor and Riot Commons Community Organization gave no response.

No Public Comment

Motion

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

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

Nay: None.

Item #14

ZONING CASE Z-2024-10700267 CD (Council District 2): December 3, 2024

A request for a change in zoning from "C-2 CD MLOD-3 MLR-1" Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region I District with a Conditional Use for Auto Paint and Body - Repair with Outside Storage of Vehicles and Parts Permitted by Totally Screened from View of Adjacent Property Owners and Public Roadways to "C-2 CD MLOD-3 MLR-1" Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region I District with a Conditional Use for Auto and Light Truck Repair on Lot 29, NCB 10734, located at 1241 South WW White Road. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207- 6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

Staff mailed 19 notices to property owners within 200', 3 in favor, 0 in opposition; Dellcrest Area Neighborhood Association gave no response; outside 200': 3 in favor

Public Comment

Voicemail

Anita Franklin, spoke in support.

Johnny Bigston, spoke in support.

Monique Williams, spoke in opposition.

Robin Davis, spoke in opposition.

Motion

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

Aye: Watson, Barros, Bustamante, Hinojosa, Reyes, Hui, Ortiz, Sipes, Kellum, Whitsett,

Chase.
Nay: None.

Item #15

ZONING CASE Z-2024-10700268 (Council District 2); December 3, 2024

A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "NC" Neighborhood Commercial on Lot 8, NCB 1394, located at 230 South Monumental. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Staff mailed 11 notices to property owners within 200', 11 in favor, 0 in opposition, 13 in favor outside 200', 0 opposed outside 200'; no response from Denver Heights Neighborhood Association.

Public Comment

Alan Neff, spoke in support.

Motion

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

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

Nay: None.

Item #16

ZONING CASE Z-2024-10700271 (Council District 2); December 3, 2024

A request for a change in zoning from "I-1 MLOD-3 MLR-2 AHOD" General Industrial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MXD MLOD-3 MLR-2 AHOD" Mixed Use Development Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a maximum density of 100 units per acre on Lot 7 NCB 16095, located at 4621 Rittiman Road. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

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

Motion

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

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

Nay: None.

Item #18

ZONING CASE Z-2024-10700273 CD (Council District 2): December 3, 2024

A request for a change in zoning from "C-3 MLOD-3 MLR-1 AHOD" General Commercial Martindale Army Air Field Military Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 CD MLOD-3 MLR- 1 AHOD" Commercial Martindale Army Air Field Military Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Manufactured Homes.Oversize Vehicles Sales, Service and Storage, on 3.069 acres out of NCB 10599, generally located in the 4000 block of Binz Engleman Road. Staff recommends Approval. (Eradio Gomez, Zoning Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

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

Motion

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

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

Nay: None.

CONTINUANCE HEARING TO December 17, 2024

Item #2

ZONING CASE Z-2024-10700168 CD (Council District 5): (Continued from 11/19/2024)

A request for a change in zoning from "C-3R MLOD-2 MLR-1 AHOD" General Commercial Restrictive Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, and "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 Lot 28, Block 6, NCB 8129 and "R-4 CD MLOD- 2 MLR-1 AHOD" Residential Single-Family Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Noncommercial Parking Lot on the west 91.4 feet of Lots 11, 12, 15, 16, 17, 18, 19, and 20, Block 6, NCB 8129, located at 829 South General McMullen Drive and 836, 830, and 822 South San Augustine Avenue. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Staff mailed 48 notices to property owners within 200', 0 in favor, 0 in opposition; Las Palmas Neighborhood Association is opposed under current conditions of the property.

No Public Comment

Motion

Commissioner Watson motioned for a continuance until December 17, 2024. Commissioner Barros seconded the motion. The motion carried by the following vote:

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

Nay: None

Item #4

ZONING CASE Z-2024-10700240 (Council District 2): (Continued from 11/19 2024)

A request for a change in zoning from "MH MLOD-3 MLR-2 AHOD" Manufactured Housing Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-3 MLOD-3 MLR-2 AHOD" General Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lots 8-11, Block 1, NCB 16533, located at 9208-9226 Newcombe Drive. Staff recommends Denial. (Associated Plan Amendment Case PA-2024-11600076) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Staff mailed 30 notices to property owners within 200', 0 in favor, 1 in opposition; outside 200' feet 0 in favor, 1 opposed no registered Neighborhood Association within 200'.

No Public Comment

Motion

Commissioner Watson motioned for a continuance until December 17, 2024. Commissioner Barros seconded the motion. The motion carried by the following vote:

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

Nay: None

Item# 11

ZONING CASE Z-2024-10700249 CD (Council District 5): December 3, 2024

A request for a change in zoning from "R-6 WQ MLOD-2 MLR-2 AHOD" Residential Single-Family Water Quality Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-6 CD WQ MLOD-2 MLR-2 AHOD" Residential Single-Family Water Quality Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on 0.25 acres out of NCB 2205, located at 1216 Leal Street. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Staff mailed 38 notices to property owners within 200', 0 in favor, 0 in opposition; West End Hope in Action and Prospect Hill Neighborhood Association gave no response.

No Public Comment

Motion

Commissioner Watson motioned for a continuance until December 17, 2024. Commissioner Barros seconded the motion. The motion carried by the following vote:

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

Nay: None

Item#17

ZONING CASE Z-2024-10700272 S (Council District 2): December 3, 2024

A request for a change in zoning from "C-2 UC-2 NCD-9 RIO-1 AHOD" Commercial Broadway Urban Corridor Overlay Westfort Alliance Neighborhood Conservation Overlay River Improvement Overlay 1 Airport Hazard Overlay District and "C-2 NCD-9 RIO-1 AHOD" Commercial Westfort Alliance Neighborhood Conservation Overlay River Improvement Overlay 1 Airport Hazard Overlay District to "IDZ-2 S UC-2 NCD-9 RIO-1 AHOD" Medium Intensity Infill Development Zone Broadway Urban Corridor Overlay Westfort Alliance Neighborhood Conservation Overlay River Improvement Overlay 1 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, one (1) Dwelling Unit, Professional Office, Commercial and Noncommercial Parking Lot with a Specific Use Authorization for Parking Lots Requiring Removal of Dwelling Units and "IDZ-2 S NCD-9 RIO-1 AHOD" Medium Intensity Infill Development Zone Westfort Alliance Neighborhood Conservation Overlay River Improvement Overlay 1 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, one (1) Dwelling Unit, Professional Office, Commercial and Noncommercial Parking Lot with a Specific Use Authorization for Parking Lots Requiring Removal of Dwelling Units with uses permitted in "C-2" Commercial District, one (1) Dwelling Unit, Professional Office, Commercial and Noncommercial Parking Lot with a Specific Use Authorization for Parking Lots Requiring Removal of Dwelling Units on Lot 7 and the north 4.6 feet of Lot 8, Block 27, NCB 1764, located at 2023 North Alamo Street. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Staff mailed 15 notices to property owners within 200', 0 in favor, 0 in opposition; Westfort Alliance Neighborhood Association gave no response.

No Public Comment

Motion

Commissioner Watson motioned for a continuance until December 17, 2024. Commissioner Barros seconded the motion. The motion carried by the following vote:

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

Nay: None

CONTINUANCE HEARING TO January 7, 2025

Item #3

ZONING CASE Z-2024-10700194 (Council District 2): (Continued from 11/19/2024)

A request for a change in zoning from "R-4 EP-1 MLOD-3 MLR-2" Residential Single-Family Facility Parking Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District to "RM-4 EP-1 MLOD-3 MLR-2" Residential Mixed Facility Parking Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District on Lot 6, Block 8, NCB 10246, located at 222 Corliss. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment Case PA-2024- 11600067) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department).

Staff mailed 37 notices to property owners within 200', 0 in favor, 0 in opposition; Coliseum Willow Park Neighborhood Association gave no response; outside 200': 4 opposed.

No Public Comment

Motion

Commissioner Watson motioned for a continuance until January 7, 2024. Commissioner Barros seconded the motion. The motion carried by the following vote:

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

Nay: None

INDIVIDUAL HEARING

Item #1

ZONING CASE Z-2024-10700254 CD ERZD (Council District 9): December 3, 2024

A request for a change in zoning from "C-2 MLOD-1 MLR-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone District to "C-2 CD MLOD-1 MLR-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone District with a Conditional Use for a Tattoo Parlor/Studio on 0.125 acres out of NCB 16329, located at 946 North 1604 West. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department).

Staff mailed 8 notices to property owners, 0 in favor, 0 in opposition no registered Neighborhood Association within 200'.

Michael Escalante, SAWS, stated they have visited the subject property and reviewed the application. He stated there are no new construction being proposed therefore the existing impervious cover will not be increased on site. There were no sensitive geologic features observed on site nor is the site located within the floodplain. SAWS recommends approval with all the environmental recommendations within the SAWS report to include the continued maintenance for an onsite water quality basin.

Emilie Weissler, representative, stated subject property is in Canyon Creek shopping center. The applicant is seeking to rezone the subject property to allow a tattoo shop. The use is consistent with the north sector plan.

No Public Comment

Motion

Commissioner Barros motioned for approval as presented. Commissioner Ortiz seconded the motion. The motion carried by the following vote:

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

Nay: None.

Item #8

ZONING CASE Z-2024-10700219 S (Council District 2): December 3, 2024

A request for a change in zoning from "C-3 MC-3 AHOD" General Commercial Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District to "C-3 S MC-3 AHOD" General Commercial Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District with a Specific Use Authorization for Specified Financial Institution on 0.024 acres out of NCB 12180, located at 2146 Austin Highway. Staff recommends Denial. (Associated Plan Amendment PA-2024-11600072) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

Staff mailed 10 notices to property owners within 200', 4 in favor, 0 in opposition, there is no Neighborhood Association within 200'.

Christina Alaniz, representative, stated rezoning is requested for s Specific Use Authorization for Specified Financial Institution on 0.024 acres. The property owner does not want to downzone property.

Public Comment

Drew Sandidge, spoke in support.

Motion

Commissioner Watson motioned for denial as presented. Commissioner Hinojosa seconded the motion. The motion carried by the following vote:

Aye: Watson, Bustamante, Hinojosa, Reyes, Hui, Ortiz, Sipes, Kellum, Chase.

Nay: Barros, Whitsett.

Item #19

ZONING CASE Z-2024-10700274 CD (Council District 7): December 3, 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 "R-4 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 36, Block 21, NCB 9241, located at 2607 Waverly Avenue. Staff recommends Denial, with an Alternate Recommendation. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Staff mailed 33 notices to property owners within 200', 0 in favor, 0 in opposition University Park Neighborhood Association is in support.

Hector and Belinda Acosta, applicants, purchased the property in 1983 and rented it as a fourplex for 4 decades. Renovations have been made including parking. The applicants are seeking to continue using the property as a fourplex.

No Public Comment

Motion

Chair Sipes motioned for approval as presented (to allow 6 parking spaces). Commissioner Kellum seconded the motion. The motion carried by the following vote:

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

Nay: None.

Item #20

Consideration and Approval of the November 19, 2024 Zoning Commission Minutes.

Motion

Commissioner Bustamante motioned to approve the minutes as amended. Commissioner Ortiz seconded the motion. The motion carried by the following vote:

Aye: Barros, Hinojosa, Watson, Ortiz, Reyes, Bustamante, Kellum, Whitsett, Chase, Hui, Sipes

Nay: None.

Director's Report

No report was given.

Staff Announcements

DSD will provide a Christmas feast for the next meeting.

Adjournment

There being no further discussion, the meeting was adjourned at 2:02 PM.

APPROVED BY:  or _____
Chairman Vice-Chair

DATE: 12/17/2024

ATTESTED BY:  DATE: 12.20.24
Executive Secretary