

Item #4**ZONING CASE Z-2023-10700263 (ETJ – Closest to Council Districts 3 & 4): 11/07/2023**

A request to assign zoning to and change the zoning district boundaries of multiple properties generally located south of Loop 410 between Pearsall Road and US Highway 181 South, from “OCL” Outside the City Limits, “RP” Resource Protection District, “C-2” Commercial District, “RD” Rural Development District, and “FR” Farm and Ranch District to “RP” Resource Protection District, “RP S” Resource Protection District with Specific Use Authorization for a HUD-Code Manufactured Home, “RP CD S” Resource Protection District with a Conditional Use for 2 Dwelling Units and a Specific Use Authorization for HUD-Code Manufactured Homes, “RE” Residential Estate District, “RE S” Residential Estate District with a Specific Use Authorization for a HUD-Code Manufactured Home, “RE CD S” Residential Estate District with a Conditional Use for 2 Dwelling Units and a Specific Use Authorization for HUD-Code Manufactured Homes, “R-20” Residential Single-Family District, “NP-8” Neighborhood Preservation District, “NP-8 CD” Neighborhood Preservation District with a Conditional Use for 2 Dwelling Units, “NP-8 CD S” Neighborhood Preservation District with a Conditional Use for 2 Dwelling Units and a Specific Use Authorization for HUD-Code Manufactured Homes, “R-5” Residential Single-Family District, “R-4” Residential Single-Family District, “R-4 CD” Residential Single-Family District with a Conditional Use for 2 Dwelling Units, “C-2” Commercial District, “C-3” General Commercial District, “L” Light Industrial District, “BP” Business Park District, and “FR” Farm and Ranch District; also applying zoning overlay districts “AHOD” Airport Hazard Overlay District, “MLOD-2” Lackland Military Lighting Overlay District, “MLR-2” Lackland Military Lighting Region-2, “MPOD-4” Mission Protection Overlay District, and World Heritage Buffer Zone as applicable on approximately 4,206 acres out of CB 4002-1, CB 4007, CB 4007-5, CB 4007-6, CB 4007-9, CB 4010, CB 4014, CB 4069, CB 4069B, CB 4069-B, CB 4136, CB 4167, CB 4167-1, CB 4167-2, CB 4167-3, CB 4167A, CB 4187, CB 4188, CB 4204, CB 4283, CB 4283B, CB 4295, CB 4296, CB 4297, CB 4298, CB 4298D, CB 4300, CB 4301, CB 4310A, CB 5722, NCB 14493, NCB 14568, NCB 14569, NCB 16622, NCB 16627, and ANCEL 69, on multiple addresses generally located south of Loop 410 between Pearsall Road and US Highway 181 South . Staff recommends Approval. (Associated Plan Amendment PA-2023-11600067) (Clint Eliason, Planning Coordinator, 210-207-0268, Clinton.Eliason@sanantonio.gov).

In Area #1, staff mailed 42 notices to property owners within 200 feet, 1 returned in favor; 0 returned in opposition; no registered Neighborhood Association within 200 feet.

In Area # 2, staff mailed 99 notices to property owners within 200 feet, 0 returned in favor; 0 returned in opposition; no registered Neighborhood Association within 200 feet.

In Area # 3, staff mailed 71 notices to property owners within 200 feet, 0 returned in favor; 0 returned in opposition; no registered Neighborhood Association within 200 feet.

In Area #4, staff mailed 284 notices to property owners within 200 feet, 1 returned in favor; 0 returned in opposition; no registered Neighborhood Association within 200 feet.

In Area #5, staff mailed 44 notices to property owners within 200 feet, 0 returned in favor; 0 returned in opposition; no registered Neighborhood Association within 200 feet.

In Area #6, staff mailed 20 notices to property owners within 200 feet, 2 returned in favor; 0 returned in opposition; no registered Neighborhood Association within 200 feet.

In Area #7, staff mailed 77 notices to property owners within 200 feet, 0 returned in favor; 2 returned in opposition; no registered Neighborhood Association within 200 feet.

In Area #8, staff mailed 83 notices to property owners within 200 feet, 1 returned in favor; 0 returned in opposition; no registered Neighborhood Association within 200 feet.

In Area #9, staff mailed 34 notices to property owners within 200 feet, 2 returned in favor; 0 returned in opposition; no registered Neighborhood Association within 200 feet.

In Area #10, staff mailed 13 notices to property owners within 200 feet, 0 returned in favor; 0 returned in opposition; no registered Neighborhood Association within 200 feet.

In Area #11 staff mailed 174 notices to property owners within 200 feet, 0 returned in favor; 2 returned in opposition; no response from Southton Community Neighborhood Association.

In Area # 12, staff mailed 73 notices to property owners within 200 feet, 0 returned in favor; 1 returned in opposition; no registered Neighborhood Association within 200 feet.

Public Comment

In Person

- Ashley Fairmond spoke on appropriate zoning for land use and not wanting to rely on nonconforming uses in area 8.
- James Griffin, is in support.
- Leonardo Hernandez, is in opposition.
- Valentino Vera, has questions and concerns. His questions are answered.
- Regina Gonzales, has questions and is requesting uses on FR. This has been defined for the citizen.
- Art Ayala, is neutral.
- Robert Martinez, has questions on how this may potentially affect his roadway.
- Diana Vasquez, is in opposition.

Voicemails

- Ann Morris DePalma, is in favor.
- Lisa Brzozowski, is in opposition.
- Trevor Baker, is in opposition.

Motion: Commissioner Fuentes to approve as presented

Second: Commissioner Reyes

In Favor: Fuentes, Reyes, Watson, Hui, Ortiz, Barros, Whitsett, Chase

Opposed: Sipes, Bustamante

MOTION PASSES

Motion: Commissioner Fuentes to reconsider item
Second: Commissioner Barros
In Favor: Unanimous
Opposed: None

MOTION PASSES

Motion: Commissioner Fuentes to approve item as presented
Second: Commissioner Whitsett
In Favor: Unanimous
Opposed: None

MOTION PASSES