

**ZONING CASE Z-2024-10700154 (Council District 5):** October 15, 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](mailto:Alexa.Retana@sanantonio.gov), Development Services Department).

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

Richard Sanchez, the applicant was seeking to rezone from "R-4 MLOD-2 MLR-2 AHOD" to "C-2NA MLOD-2 MLR-2 AHOD" for pet grooming. The subject property has available parking for 13 vehicles.

**Motion**

Commissioner Bustamante 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.

**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](mailto: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, Barros, Hinojosa, Reyes, Hui, Sipes, Kellum, Whitsett, Chase.

**Nay:** None.

**ZONING CASE Z-2024-10700154 (Council District 5):** (Continued from 8/20/2024)

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](mailto: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.

### **No Public Comment**

### **Motion**

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

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

**Nay:** None.

**Recused:** Bustamante

### **ZONING CASE Z-2024-10700154 (Council District 5):** August 20, 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](mailto: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 gave no response, El Charro Neighborhood Association, and Brady Gardens Community Organization gave no response.

Richard Sanchez, applicant, sated he is requesting to rezone to "C-2R MLOD-2 MLR-2 AHOD".

### **Public Comment**

Russel Felan, President of Prospect Hill Neighborhood Association, spoke in favor.

### **Motion**

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

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

**Nay:** None.