

ZONING CASE Z-2023-10700372 CD (Council District 7): (Continued from 6/18/2024)

A request for a change in zoning from "R-5 MLOD-2 MLR-2 AHOD" Residential Single-Family 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 Home Improvement Center on Lot 8, Lot 9, and the west 31.3 feet of Lots 7 and 10, Block 35, NCB 11475, located at 4131 Culebra Road. Staff recommends Denial, with an Alternate Recommendation. (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Staff mailed 30 notices to property owners, 0 in favor, 1 opposition; Culebra Park Neighborhood Association is in favor of "C-2NA CD" Commercial Non-Alcoholic Sales District with a Conditional Use for Home Improvement Center on the front portion of the property and "R-5 CD" Residential Single-Family with a Conditional Use for Noncommercial Parking Lot on the back half of the property.

Sandra Aguilar, applicant's representative, agreed to amend for "C-2NA CD" with a conditional use for Home Improvement Center for Lot 9 and the west 31.3 feet of Lot 10 and "R-5 CD" with a conditional use for noncommercial parking lot on Lot 8 and the west 31.3 feet of Lot 7 is being proposed. The applicant has met with City Council and has engaged with his community.

No Public Comment

Motion

Chair Sipes motioned for approval of item as presented. Commissioner Watson seconded the motion. The motion carried by the following vote:

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

Nay: None.

ZONING CASE Z-2023-10700372 CD (Council District 7) - (Continued from 5/21/2024):

A request for a change in zoning from "R-5 MLOD-2 MLR-2 AHOD" Residential Single-Family 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 Home Improvement Center on Lot 8, Lot 9, and the west 31.3 feet of Lots 7 and 10, Block 35, NCB 11475, located at 4131 Culebra Road. Staff recommends Denial, with an Alternate Recommendation. (Alexa Retana, Zoning Planner, 210-207-5407, Alexa.Retana@sanantonio.gov, Development Services Department)

Staff mailed 30 notices to property owners, 0 in favor, 1 opposition; Culebra Park Neighborhood Association is in favor of "C-2NA CD" with Conditional Use for Home Improvement Center and "R-5 CD" with Conditional Use for Noncommercial Parking Lot.

Daniel Aguilar, applicant's representative, stated a request for "C-2 CD MLOD-2 MLR-2 AHOD" is being proposed. The applicant has met with City Council and has canvased the neighborhood.

Mr. Aguilar amends his request at the podium to "C-2NA CD".

No Public Comment

Motion

Chair Sipes motioned for a continuance to until July 16, 2024. Commissioner Barros seconded the motion. The motion carried by the following vote:

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

Nay: None.

ZONING CASE Z-2023-10700372 CD (Council District 7) – May 21, 2024

A request for a change in zoning from "R-5 MLOD-2 MLR-2 AHOD" Residential Single-Family 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 Home Improvement Center on Lot 8, Lot 9, and the west 31.3 feet of Lots 7 and 10, Block 35, NCB 11475, located at 4131 Culebra Road. Staff recommends Denial, with an Alternate Recommendation. (Alexa Retana, Zoning Planner, (210) 207-5407, Alexa.Retana@sanantonio.gov, Development Services Department).

Motion

Commissioner Watson motion for a continuance to until June 18, 2024. Commissioner Whitsett seconded the motion. The motion carried by the following vote:

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

Nay: None.