

**ZONING CASE Z-2024-10700280 (Council District 10):** December 17, 2024

A request for a change in zoning from "C-3 CD IH-1 AHOD" General Commercial Northeast Gateway Corridor Airport Hazard Overlay District with Conditional Use for RV/Boat Storage, "C-2NA S IH-1 AHOD" Commercial Nonalcoholic Sales Northeast Gateway Corridor Airport Hazard Overlay District with a Specific Use Authorization for a Tennis Academy, and "C-2 IH-1 AHOD" Commercial Northeast Gateway Corridor Airport Hazard Overlay District to "MF-33 IH-1 AHOD" Multi-Family Northeast Gateway Corridor Airport Hazard Overlay District on Lots 5 and 6, Block 1, NCB 17106 and Lot P-6B, NCB 15724, located at 12591 and 12615 Judson Road. Staff recommends Approval. (Associated Plan Amendment Case PA-2024-11600092) (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

Staff mailed 37 notices to property owners within 200', 0 in favor, 2 in opposition; no Neighborhood Association within 200'.

Russel Nelson, applicant, is proposing a multifamily development. 2 neighborhood meetings have taken place for community input. Currently an 8' fence is being proposed along the residential area, 10' landscape buffer, height restrictions, shielded lighting not to extend beyond the site, and dumpster locations placement.

**No Public Comment**

**Motion**

Commissioner Whitsett 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.