

ZONING CASE Z-2024-10700067 (Council District 3): November 5, 2024

Assigning zoning to property generally located southeast of the intersection of Loop 410 and New Sulphur Springs Road, currently located Outside the City Limits, by applying "MXD MLOD-3 MLR-2" Mixed Use Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District with a maximum density of 40 dwelling units per acre, "MXD" Mixed Use District with a maximum density of 40 dwelling units per acre, and "MXD AHOD" Mixed Use Airport Hazard Overlay District with a maximum density of 40 dwelling units per acre, and a request for a change in zoning from "C-2 MLOD-3 MLR-2" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District, "NP-10" Neighborhood Preservation District, "NP-10 MLOD-3 MLR-2" Neighborhood Preservation Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District, and "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District, and "OCL" Outside City Limits to "MXD MLOD-3 MLR-2" Mixed Use Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District with a maximum density of 40 dwelling units per acre, "MXD" Mixed Use District with a maximum density of 40 dwelling units per acre, and "MXD AHOD" Mixed Use Airport Hazard Overlay District with a maximum density of 40 dwelling units per acre on 1,806.4 acres out of CB 5132, CB 5151, CB 5152, and NCB 10846, and 48.2 acres out of CB 5132, generally located southeast of the intersection of Loop 410 and New Sulphur Springs Road. Staff recommends Approval. (Associated Plan Amendment Case PA-2024-11600040) (Ann Benavidez, Senior Planner, (210) 207-7646, Ann.Benavidez@sanantonio.gov, Planning Department)

Staff mailed 125 notices to property owners within 200', 1 in favor, 10 in opposition, no registered Neighborhood Association within 200'.

Public Comment

Kathy Watson, spoke in opposition.

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, Sipes, Kellum, Whitsett, Chase.

Nay: None.