

ZONING CASE Z-2024-10700231 (Council District 8): (Continued from 10/15/2024)

A request for a change in zoning from "R-20 MLOD-1 MLR-1 MSAO-1 AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 Military Sound Attenuation Overlay Airport Hazard Overlay District, "R-6 MLOD-1 MLR-1 MSAO-1 AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 Military Sound Attenuation Overlay Airport Hazard Overlay District, "NC MLOD-1 MLR-1 MSAO-1 AHOD" Neighborhood Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Military Sound Attenuation Overlay Airport Hazard Overlay District, and "C-1 MLOD-1 MLR-1 MSAO-1 AHOD" Light Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Military Sound Attenuation Overlay Airport Hazard Overlay District to "MF-18 MLOD-1 MLR-1 MSAO-1 AHOD" Low Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 Military Sound Attenuation Overlay Airport Hazard Overlay District on 24.3 acres out of NCB 35936, generally located in the 6000 block of Camp Bullis Road. Staff recommends Approval. (Associated Plan Amendment PA-2024-11600070) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department).

Staff mailed 26 notices to property owners within 200', 1 in favor, 4 in opposition; 2 in favor outside 200', 45 opposed outside 200'; no registered Neighborhood Association within 200'

Carolyn McDonald, applicant's representative, is requesting an "MF-18" Limited Density Multi-Family development.

Public Comment

Bill Kaufman, spoke in opposition.

Rudy Garcia, yield time to Mr. Kaufman.

Sid Wolf, yielded time to Mr. Kaufman.

Rachael Balinsky, spoke in opposition.

Voicemail

Mary Helen Perez, spoke in opposition.

Richard Adam, spoke in opposition.

Sharry & Nick Biedjeger, spoke in opposition.

Rebuttal

Carolyn McDonald stated the proposed development was reduced from 437 units to 350 units. Additionally, there will be a left turn lane into the development and the applicant is open to continue meeting with residents.

Motion

Commissioner Barros motioned for approval as presented. Commissioner Reyes seconded the motion. The motion carried by the following vote:

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

Nay: None.

ZONING CASE Z-2024-10700231 (Council District 8): October 15, 2024

A request for a change in zoning from "R-20 MLOD-1 MLR-1 MSAO-1 AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 Military Sound Attenuation Overlay Airport Hazard Overlay District, "R-6 MLOD-1 MLR-1 MSAO-1 AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 Military Sound Attenuation Overlay Airport Hazard Overlay District, "NC MLOD-1 MLR-1 MSAO-1 AHOD" Neighborhood Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Military Sound Attenuation Overlay Airport Hazard Overlay District, and "C-1 MLOD-1 MLR-1 MSAO-1 AHOD" Light Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Military Sound Attenuation Overlay Airport Hazard Overlay District to "MF-18 MLOD-1 MLR- 1 MSAO-1 AHOD" Low Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 Military Sound Attenuation Overlay Airport Hazard Overlay District on 24.3 acres out of NCB 35936, generally located in the 6000 block of Camp Bullis Road. Staff recommends Approval. (Associated Plan Amendment PA-2024-11600070) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department).

Staff mailed 26 notices to property owners within 200', 1 in favor, 1 in opposition; no registered Neighborhood Association; 2 in favor outside 200', 5 opposed outside 200'.

Public Comment

David Reasonover, spoke in opposition.

Voicemail

Mary Hellen Perez, spoke in opposition.

Rachel Belinsky, spoke in opposition.

Sharry Biediger, spoke in opposition.

Motion

Commissioner Watson motioned for a continuance until November 5, 2024. Commissioner Barros seconded the motion. The motion carried by the following vote:

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

Nay: None.