

**Item #12**

**ZONING CASE Z-2023-10700264 (Council District 7):** Continued from 11/07/2023

A request for a change in zoning from "R-6 S MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay with a Specific Use Authorization for Noncommercial Sports Complex to "MF-25 MLOD-2 MLR-2 AHOD" Low Density MultiFamily Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 22.088 acres out of NCB 18623, generally located in the 4000 block of Timberhill Drive. Staff recommends Approval. (Joseph Leos, Zoning Planner, (210) 207-3074, [joseph.leos@sanantonio.gov](mailto:joseph.leos@sanantonio.gov), Development Services Department

Staff stated 75 notices were mailed to property owners, 0 returned in favor; 7 returned in opposition; no registered Neighborhood Association. Property owners outside 200 feet, 1 returned in favor, 1 returned in opposition.

Applicant representative is present, Caroline McDonald. Representative proposes change to form single family to multi family apartments.

**Public Comment**

- Eugene Coronado, is in opposition.

**Voicemails**

- Mary Ellen Gonzalez, is in opposition.
- Stephanie Schulze, is in opposition.

**Rebuttal**

Adjustment is planned for height of apartments that would facedown on residents. Developers will have to contribute \$500,000 to address traffic. 10 acres of wildlife will be set aside. Housing is necessary. Northside ISD was invited to meeting , did not attend, did not respond to letters.

Engineer, Mr. Garza, comes to the podium. Border Brook is a stop condition, stop sign only, does not foresee a traffic light in the future. A roundabout might be a possible solution. TIA will be required, most likely TIA level 2. Storm water will be underground.

Caroline Mcdonald returns to the podium, agrees to amendment MF-18, lowers units to 288.

**Motion:** Commissioner Sipes motions for denial  
**Second:** Commissioner Kin Hui  
**In Favor:** Watson, Fuentes  
**Opposed:** Reyes, Ortiz, Barros, Whitsett, Chase, Kellum, Bustamante

**MOTION FAILS**

**Motion:** Commissioner Bustamante motions to reconsider  
**Second:** Commissioner Ortiz  
**In Favor:** Reyes, Barros, Whitsett, Chase, Kellum,

**Opposed:** Watson, Fuentes, Hui, Sipes

**MOTION PASSES**

**Motion:** Commissioner Bustamante to approve item as amended

**Second:** Commissioner Ortiz

**In Favor:** Reyes, Barros, Whitsett, Chase, Kellum,

**Opposed:** Watson, Fuentes, Hui, Sipes

**MOTION PASSES**