

**Item #33****ZONING CASE ZONING-Z-2023-10700157 (ETJ – Closest to Council District 2):****7/18/2023**

Assigning zoning to property generally located at the southeast corner of the intersection of Weichold Road and Interstate 10 East currently located Outside the City Limits by applying “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for Manufactured Home/Oversize Vehicle Sales, Service, and Storage on 16.371 acres out of CB 5088, and a request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District, and “NP-10 AHOD” Neighborhood Preservation Airport Hazard Overlay District to “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for Manufactured Home/Oversize Vehicle Sales, Service, and Storage on 19.297 acres out of CB 5088, generally located at the southeast corner of the intersection of Weichold Road and Interstate 10 East. Staff recommends Approval. (Associated Plan Amendment Case PA-2023-11600041) (Joyce Palmer, Senior Planner, (210) 207-5405, Joyce.Palmer@sanantonio.gov, Planning Department).

Staff mailed 76 notices to property owners within 200 feet, 1 returned in favor, 4 returned in opposition; no registered Neighborhood Association within 200 feet.

Emile Weissler, applicant’s representative is available and gives presentation on the subject property.

**No Public Comment****Voicemails**

Alissa Millett, is in opposition  
Amanda Collins, is in opposition  
Amy Robles, is in opposition  
Anthony Flores, is in opposition  
Ashley Foster, is in opposition  
Ashley Hernandez, is in opposition  
Briana Guevara, is in opposition  
Cammy Walf, is in opposition  
Chris DeLeon, is in opposition  
Craig Klempa, is in opposition  
Monica Klempa, is in opposition  
Eric Salinas, is in support  
Gary Edinbyrd, is in opposition  
Irma Garrera, is in opposition  
Jamie Ortegon, is in opposition  
Jo Most, is in opposition  
Kara Keeling, is in opposition  
Kelsey Armstrong, is in opposition  
Kim Cremley, is in opposition  
Linda Manchester, is in opposition  
Maritza Meza, is in opposition  
Miguel Merrill, is in opposition

Morielle Capo, is in opposition  
Norma Diaz, is in opposition  
Pamela Molina, is in opposition  
Raina Foreman, is in opposition  
Richard White, is in opposition  
Rita Mota, is in opposition  
Robert Jensen, is in opposition  
Sheronne Fields, is in opposition  
Tony, is in opposition  
Tyruss Saberon, is in opposition  
Valerie Mayel, is in opposition

### **Rebuttal**

Commercial development is the driver behind developed site plan restricted and controlled in site plan.

**Motion:** Commissioner Watson to approve item for continuance to August 15, 2023  
**Second:** Commissioner Fuentes  
**In Favor:** Sipes  
**Opposed:** Reyes, Hui, Ortiz, Barros, Nix

### **MOTION FAILS**

**Motion:** Commissioner Hui to reconsider item as presented  
**Second:** Commissioner Barros  
**In Favor:** Unanimous  
**Opposed:** None

### **MOTION PASSES**

**Motion:** Commissioner Barros to approve item as presented  
**Second:** Commissioner Nix  
**In Favor:** Reyes, Hui, Ortiz, Sipes  
**Abstain:** Watson  
**Opposed:** Fuentes

### **MOTION PASSES**