

ZONING CASE Z-2024-10700012 CD (Council District 8) – March 5, 2024

A request for a change in zoning from “R-6 CD MLOD-1 MLR-2” Residential SingleFamily Camp Bullis Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for Professional Office to “R-6 CD MLOD-1 MLR-2” Residential SingleFamily Camp Bullis Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for Assisted Living Facility with no more than sixteen (16) residents on Lot 12, Block 2, NCB 14712, located at 4211 Honeycomb Drive. Staff recommends approval. (Ann Benavidez, Zoning Planner, (210) 2078208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 19 notices to property owners, 3 returned in favor, 1 returned in opposition; no registered Neighborhood Association within 200 feet. Outside 200 feet, 27 returned in favor, 19 returned in opposition.

Benjamin Gheliuc, representative, stated he is proposing senior assisted living residence, no more than 16 residents. This will be a single-family residence, matching characteristics of the area, typical vehicle count during the day is 3-5, in the evening 1 vehicle. Current approved zoning is for Commercial Office Space. Representative mailed letters to neighbors asking for feedback.

Public Comment

In person

Sheri Barenblat, spoke in opposition.

Tammy Laky, spoke in opposition.

Alexandra Gheliuc, spoke in favor.

Brad Barenblat, spoke in opposition.

Kristy Trevino, spoke in opposition.

Norma Malewski, spoke in opposition.

Voicemail

Christine Warner, spoke in opposition.

Daniel Martinez, spoke in opposition.

Judy Moore Eno, spoke in opposition.

Leticia Garza, spoke in opposition.

Mary Romo, spoke in opposition.

Nancy Klepper, spoke in opposition.

Rebuttal

Benjamin Gheliuc, applicant, acknowledges concern about parking, trash and lighting. Applicant states there is over 1 acre of property for parking, trash pickup would remain on same residential schedule, 2 exterior lights are being proposed. Assisted living means residents cannot drive and need “assistance for living”. The request for Residential Assistant Living Residence would mean they would be regulated, licensed and audited by State, County and local health officials. Building height of 25 feet is consistent with single story structure. Employees would consist of 2-3 caregivers from 7am-5pm, 1 caregiver 5pm-7am.

Motion: Commissioner Ortiz motioned for denial.
Second: Commissioner Watson
In Favor: Ortiz, Watson, Hinojosa, Reyes, Hui, Whitsett, Chase, Sipes, Bustamante
Opposed: None
Abstain: Barros

MOTION PASSES