

Item # 2

Z-2020-10700042 ERZD

ZONING CASE Z-2020-10700042 ERZD (Council District 8): July 21, 2020 A request for a change in zoning from "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District to "MXD ERZD" Mixed Use Edwards Recharge Zone District on Lot 1, NCB 17462; Lot 4, NCB 14614; and 0.353 acres out of CB 4528, located at 12400 South Hausman Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2020-11600010) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)

Staff stated 33 notice was mailed to property owners within 200 feet, 4 returned in favor and 12 returned in opposition. The Fieldstone Home Owners Association is opposed and 26 are in opposition outside the 200' radius.

Michael Escalante stated SAWS had reviewed the case and recommends approval with SAWS recommendations.

James McKnight, Brown and Ortiz, gave a detailed presentation regarding the project and work with the community. Mr. McKnight introduced Rajeev Purl who spoke of their record and asked for approval.

No Public Comment

Written Comment

Henry and Olga Perez submitted a letter in opposition

Dake Mann submitted a letter in opposition

Patricia and Rita Brown submitted a letter in opposition

Cheryl Menn submitted a letter in opposition

Jay Deane submitted a letter in opposition

Betty Tan submitted a letter in opposition

Steven & Mia Younke submitted a letter in opposition

Naomi Yglesias submitted a letter in opposition

Felicia Garcia submitted a letter in opposition

Vernon Wiemer submitted a letter in opposition

Kevin Escobar submitted a letter in opposition

Miguel Rangel submitted a letter in opposition

Johana & David Del Gloudice submitted a letter in opposition

Steven Cobb submitted a letter in opposition

Laura Giour submitted a letter in opposition

Micheal Medrano submitted a letter in opposition

David Villareal submitted a letter in opposition

Amanda Villareal submitted a letter in opposition

Erica Hallan submitted a letter in opposition

Martin Briers submitted a letter in opposition

Marcus Luna submitted a letter in opposition
Erica Cantu submitted a letter in opposition
Brenda Wahpepah submitted a letter in opposition
Danielle Curtis submitted a letter in opposition
Rebecca Blackstone submitted a letter in opposition
Deanna Curtis submitted a letter in opposition
Brian Curtis submitted a letter in opposition
Jannell Guzman submitted a letter in opposition
Rudy Cerrera Jr submitted a letter in opposition
Hills of River Mists Board submitted a letter in opposition
Time Rose submitted a letter in opposition
Jacqueline Schafer submitted a letter in opposition
Omar and Maria Guajardo submitted a letter in opposition
Amanda Villareal submitted a letter in opposition
Fieldstone Neighborhood Association, Jose Robles submitted a letter in opposition

Voicemail Public Comments

David Garza left a voicemail in opposition
Jimmy Davis left a voicemail in opposition

Live Voice Comment

Jose Robles stated he has concerns

The Commission asked the applicant questions concerning the request. The Applicant responses were heard by the Commission as well as other testimonies offered, followed by a discussion among members before the vote.

The Zoning Commission recessed at 3:00pm and reconvened at 3:05pm

Motion: Commissioner McGhee asked for a motion as presented.

Motion: Commissioner Romero made a motion for approval with SAWS recommendations and as amended to “MXD” with no more than 169 units, “C-2” and with an allowance for up to 8 feet in height.

Second: Commissioner Hui

In Favor: Romero, Hui, Bustamante, McDaniel, Jones, Whyte, Gibbons, Kamath, McGhee

Opposed: None

Recused: Greathouse

Motion Carried

