

ZONING CASE Z-2023-10700336 (Council District 2): September 17, 2024

A request for a change in zoning from “I-2” Heavy Industrial District, “I-1” General Industrial District, “C-3” General Commercial District, “C-2” Commercial District, “MF-33” Multi-Family District, “R-5” Residential Single-Family District to “I-1” General Industrial District, “L” Light Industrial District, “C-2” Commercial District, “C-2 CD” Commercial District with a Conditional Use for Auto and Light Truck Repair, “C-2 CD” Commercial District with a Conditional Use for Bar/Tavern, “C-1” Light Commercial District, “MF-40” Multi-Family District, “RM-6” Residential Mixed District, “RM-5” Residential Mixed District, “RM-4” Residential Mixed District, “R-6” Residential Single-Family District, “R-5” Residential Single-Family District, “R-5 CD” Residential Single-Family District with a Conditional Use for two dwelling units, “R-5 S” Residential Single-Family District with Specific Use Authorization for Manufactured Home, “R-4” Residential Single-Family District, “R-4 CD” Residential Single-Family District with a Conditional Use for two dwelling units, “R-3” Single-Family Residential District, “R-2” Single-Family Residential District, “R-1” Single-Family Residential District, “IDZ-1” Limited Intensity Infill Development Zone with uses permitted in “C-1” Light Commercial and “O-1” Office, and with all overlay districts of “MLOD-3” Martindale Army Military Lighting Overlay, “EP-1” Facility Parking/Traffic Control District, “HS” Historic Significant District, “HL” Historic Landmark District and “AHOD” Airport Hazard Overlay District remaining unchanged on approximately 135 acres out of NCB A-42, 42, 494, 495, 991, 1186, 1187, 1193, 1194, 1196, 1197, 1198, 1199, 1201, 1202, 1203, 1204, 1205, 1207, 1214, 1215, 1215B, 1216, 1217, 1218, 1219, 1220, 1221, 1225, 1226, 1227, 1229, 1230, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1695, 2795, 3140, 3141, 01205, and 10126 generally bounded by IH 35 to the north, Austin Street to the West, and the Union Pacific Railroad Tracks to the South and East. Staff recommends Approval. (Ashley Leal, Senior Planner, 210-207-6311, ashley.leal@sanantonio.gov, Development Services Department)

Staff mailed 393 notices to property owners within 200’, 2 in favor, 2 in opposition, no response Government Hill Alliance Neighborhood Association and Government Hill Tomorrow is neutral; outside 200; 1 in favor.

Public Comment

Phylis Newman, spoke in opposition.

Rose Hill, spoke in opposition.

John Alcoces, spoke in opposition.

Michael Villareal, spoke in opposition.

Vincent Villareal, yielded time to Michael Villareal.

Josephine Dow, spoke in favor.

Tom Marino, spoke in favor.

Ruben Cadena, spoke in opposition.

Voicemail

Steeve Versteeg, is neutral.

Logan Sparrow, Interim Assistant Director, stated staff has been working with the community for 1 year on the large area rezoning. The language is transparent and state law. The area was studied and was examined on its current use.

Motion

Commissioner Bustamante motioned to approve item as amended with 710 and 714 Seguin Street to “L” Light Industrial District. Commissioner Barros seconded the motion. The motion carried by the following vote:

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

Nay: None.