

**ZONING CASE Z-2024-10700229 (Council District 1):** October 15, 2024

A request for a change in zoning from "O-2 H HS AHOD" High-Rise Office Lavaca Historic Overlay Historic Landmark Airport Hazard Overlay District and "RM-4 H AHOD" Residential Mixed Lavaca Historic Overlay Airport Hazard Overlay District to "IDZ-3 H HS AHOD" High Intensity Infill Development Zone Lavaca Historic Overlay Historic Landmark Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, "O-2" High-Rise Office District, 325 dwelling units, Bar and/or Tavern without cover charge 3 or more days per week, Microbrewery, Winery with Bottling, Timeshares or Corporate Apartments, Hotel taller than 35 feet, Studio-Sound and Recording, Club-Private, Spa, Warehouse (Flex Space) on 3.9 acres out of NCB 13815 and "IDZ-3 H AHOD" High Intensity Infill Development Zone Lavaca Historic Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, "O-1.5" Mid-Rise Office District, "RM-4" Residential Mixed District, 31 dwelling units, Bar and/or Tavern without cover charge 3 or more days per week, Microbrewery, Winery with Bottling, Timeshares or Corporate Apartments, Hotel, Studio-Sound and Recording, Club-Private, Spa, Warehouse (Flex Space), Fitness Center/Health Club and Sport Court with Outdoor Uses Permitted and Athletic Fields – Outdoor Permitted on Lots 1-4, Block 7, NCB 707; on and 3.9 acres out of NCB 13815 and Lots 1-4, Block 7, NCB 707, located at 141 Lavaca Street and 620 Matagorda Street. Staff recommends Approval. (Associated Plan Amendment Case PA- 2024-11600068) (Alexa Retana, Zoning Planner, 210-207-8062, [Alexa.Retana@sanantonio.gov](mailto:Alexa.Retana@sanantonio.gov), Development Services Department)

Staff mailed 45 notices to property owners within 200', 2 in favor, 1 opposed; Lavaca NA is in favor of the amended request, Downtown NA is in favor, San Antonio

Texas District One Resident Association gave no response; outside 200': King William Neighborhood Association is in favor and 4 in favor.

The applicant amended the request on Lots 1-4 to "IDZ-3" with uses permitted in "C-2" Commercial District, "O-1.5" Mid-Rise Office District, "RM-4" Residential Mixed District, Multi-Family not to exceed 31 units, Timeshares or Corporate Apartments, Hotel, Studio-Sound and Recording, Club-Private, and Spa.

**Public Comment**

Mr. & Mrs. Barrier, spoke in support.

**Motion**

Commissioner Watson motioned to approve the item as Amended. Commissioner Barros seconded the motion. The motion carried by the following vote:

**Aye:** Watson, Kellum, Barros, Hinojosa, Bustamante, Ortiz, Reyes, Hui, Sipes, Whitsett, Chase.

**Nay:** None.