

ZONING CASE Z-2024-10700295 (Council District 8): February 18, 2025

A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MXD AHOD" Mixed Use Airport Hazard Overlay District with a maximum density of 75 units per acre on Lot 18 and Lot 39, NCB 13662 and "PUD MXD AHOD" Planned Unit Development Mixed Use Airport Hazard Overlay District with a maximum density of 75 units per acre on Lot 32, NCB 13662, located at 8401 and 8415 Datapoint Drive. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment PA-2024-11600087) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

Staff mailed 241 notices to property owners within 200', 2 in favor, 6 in opposed; Riot Commons Community Organization gave no response.

Ashley Farrimond, Killen Griffin & Farrimond applicant, was seeking to rezone the 13.048-acre property from "C-3" to "MXD" with a maximum density of 60 units per acre. Ms. Farrimond stated the subject property will have height limitations, location will be near residential, existing building will be used with building construction limitations and tree plantings. Density has been reduced from 75 units per acre to 60 units per acre.

No Public Comment

Motion

Commissioner Ortiz motioned for approval as amended (Density has been reduced from 75 units in and acre to 60 units in an acre). Commissioner Watson seconded the motion. The motion carried by the following vote:

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

Nay: None