

**ZONING CASE Z-2024-10700105 (Council District 5): June 4, 2024**

A request for a change in zoning from “I-1 MLOD-2 MLR-2 AHOD” General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and “C-2 MLOD-2 MLR-2 AHOD” Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to “MF-65 IDZ MLOD-2 MLR-2 AHOD” Urban Multi-Family Infill Development Zone Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 13, Block 4, NCB 2313, located at 120 South Trinity Street. Staff recommends Denial, with an Alternate Recommendation. (Alexa Retana, Planner, (210) 207-5407, [Alexa.Retana@sanantonio.gov](mailto:Alexa.Retana@sanantonio.gov), Development Services Department).

Staff mailed 32 notices to property owners, 0 in favor, 0 opposition; Historic Westside Residents Neighborhood Association in favor and Prospect Hill Neighborhood Association gave no response.

Emile Weissler, applicant’s representative, stated the subject property is currently home to a 48-unit senior affordable housing development (Sacred Heart Villa). The proposed rezoning from C-2 and I-1 to MF-65 IDZ is to facilitate the addition of approximately 47 additional senior affordable residential units on the subject property with a reduction to the parking requirement. This is a strictly senior residential community, and existing units serve residents at 30% Area Median Income (AMI). Vehicular use is minimal and the current parking lot on the portion of the property zoned I-1 is severely underutilized. The expansion of Sacred Heart Villa will bring additional affordable residents to seniors within the community and will also accommodate additional community spaces for all residents.

Ellen Moskalik, Cesar Chavez Foundation, stated all units on the subject property are classified as affordable for senior residents.

**No Public Comment**

**Motion**

Commissioner Bustamante motioned for approval as presented. Commissioner Ortiz seconded the motion. The motion carried by the following vote:

**Aye:** Kellum, Hinojosa, Reyes, Hui, Sipes, Whitsett, Chase

**Nay:** None