

ZONING CASE Z-2024-10700056 (Council District 2) – April 16, 2024

A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “C-1 AHOD” Light Commercial Airport Hazard Overlay District on 0.057 acres of NCB 649, located at 206 Virginia Boulevard. Staff recommends Denial, with an Alternate Recommendation. (Samantha Benavides, Zoning Planner, (210) 207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department).

Staff mailed 28 notices to property owners, 0 returned in favor, 5 returned in opposition and Denver Heights Neighborhood Association is in favor.

Ian Riles, representative, stated the property has non-conforming use for a single-family use. The purpose of this request is for supervised independent living facility. This would provide housing for children that have aged out of Foster Care System, ages between 18 through 23 years old, while continuing their education. This would help improve their personal growth.

The applicant amended his request to “MF-18” in alignment with staff’s alternate recommendation.

No Public Comment

Motion: Commissioner Watson motioned to approve as amended to “MF-18”

Second: Commissioner Bustamante

In Favor: Unanimous

Opposed: None

MOTION PASSES