

ZONING CASE Z-2024-10700047 (Council District 10): August 6, 2024

A request for a change in zoning from "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto, Boat, and Recreational Vehicle Storage (Outdoor/Covered) to "MXD AHOD" Mixed Use Airport Hazard Overlay District with a maximum density of 25 units per acre on Lot P-5, NCB 15831, generally located in 14000 block of Nacogdoches Road. Staff recommends Approval. (Associated Plan Amendment Case PA-2024-11600016) (Kellye Sanders, Planning Coordinator, 210-207-2187, kellye.sanders@sanantonio.gov, Development Services Department)

Staff mailed 47 notices to property owners, 1 in favor, 9 in opposition, no registered Neighborhood Association within 200'; outside 200': 19 in favor; 37 opposed.

Kevin DeAnda, Ortiz McKnight, stated the proposed rezoning is from "C-2 CD" (General Commercial w/ conditional use for outdoor auto, boat, and RV storage) to MXD (w/ uses permitted in 'MF-25 and C-1'. The development will be a 100% affordable community, totaling 85 units.

Public Comment

Tiburico Bazalda, spoke in support.

Roy Vasquez, spoke in support.

Lorraine Diaz, spoke in support.

Alylissa Diaz, spoke in support.

Jacob Conchaz, spoke in support.

Michael Bigley, spoke in opposition.

Mitchell Bigley, spoke in opposition.

Voicemails

Aaron Royce, spoke in opposition.

Alama Garcia, spoke in opposition.

Casey Carr, spoke in opposition.

Mr. Creigo, spoke in opposition.

David Autrey, spoke in opposition.

David Evans, spoke in opposition.

Du Anne Hamby, spoke in opposition.

Edward Castillo, spoke in opposition.

Gabby Hunt, spoke in opposition.

Gerald Alberts, spoke in opposition.

Gloria Autrey, spoke in opposition.

Gregory Rips, spoke in support.

Jackie Zapata, spoke in opposition.

Kim Clerk, spoke in opposition.

Laura AG, spoke in opposition.

Maria Nehme, spoke in opposition.

Phalb Henderson, spoke in opposition.

Ronin Ameral, spoke in opposition.

Sandra McBride, spoke in opposition.

Sue Chabot, spoke in opposition.
Terry Lewis, spoke in opposition.
Wanda Leasman, spoke in opposition.
Eloise Castillo, spoke in support.
Alisa Bonda, spoke in support.
Catherine Barodi, spoke in opposition.
Karen Rose, spoke in opposition.
Kathy Smith, spoke in opposition.
Monica Yacenda, spoke in opposition.

Rebuttal

Keven DeAnda, stated the opposition has been acknowledged and noted. The land use of the property is appropriate and consistent with the adjacent land uses. Nacogdoches Road can accommodate 30,000- 40,000 trips a day. Spring Farm will not be used an entrance. Amenities such as a grocery store, library, and a park are within a mile of the subject property. Mr. DeAnda will comply with the 2010 Tree Ordinance.

Olivia Travieso, Partner and Cofounder, OCI Developments, stated they were awarded the 2024 tax credits for this development. The state of Texas focuses on areas that would be in the most desirable areas for their future residents. They have 8 sites which have been completed, and 4 that are currently under construction.

Dan Wilson, Executive Vice President TDHCA, stated that an award totaling 20 million dollars in tax credit was received to fund the development.

Motion

Commissioner Whitsett motioned to deny item as presented.

Motion died for lack of a second.

Keven DeAnda, stated he is committed to requesting an 8' fence at City Council.

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

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

Nay: Whitsett.