

Item#3**ZONING CASE Z-2022-10700328 (Council District 1 AND 5): 06/20/2023**

A request for a change in zoning from “MF-25” Low Density Multi-Family District, “MF-33” Multi-Family District, “MF-33 S” Multi-Family District with a Specific Use Authorization for a Day Care Center, “O-1” Office District, “R-4” Residential Single-Family District, “R-4 CD” Residential Single-Family District with a Conditional Use for a Noncommercial Parking Lot, “R-4 CD” Residential Single-Family District with a Conditional Use for two, three, or four dwelling units, “R-5” Residential Single-Family District, “R-6” Residential Single-Family District, “R-6 CD” Residential Single-Family District with a Conditional Use for a Noncommercial Parking Lot, “R-6 CD” Residential Single-Family District with a Conditional Use for two, three, or four dwelling units, “RM-4” Residential Mixed District, “C-1” Light Commercial District, “C-2” Commercial District, “C-2 CD” Commercial District with a Conditional Use for Auto Repair, and Mini-Storage, “C-2NA” Commercial Nonalcoholic Sales District, “C-3” General Commercial District, “C-3R” General Commercial Restrictive Alcoholic Sales District, “C-3NA” Commercial Nonalcoholic Sales District, “I-1” General Industrial District, to “R-1” Single-Family Residential District, “R-2” Single-Family Residential District, “R-2 CD” Single-Family Residential District with a Conditional Use for two or three dwelling units, “R-3” Single-Family Residential District, “R-3 CD” Single-Family Residential District with a Conditional Use for two or three dwelling units, “R-4” Residential Single-Family District, “R-4 CD” Residential Single-Family District with a Conditional Use for two or three dwelling units, “R-5” Residential Single-Family District, “R-5 CD” Residential Single-Family District with a Conditional Use for two or three dwelling units, “R-6” Residential Single-Family District, “R-6 CD” Residential Single-Family District with a Conditional Use for two or three dwelling units, “RM-4” Residential Mixed District, “RM-5” Residential Mixed District, “RM-6” Residential Mixed District, “MF-33” Multi-Family District, “IDZ-2” Medium Intensity Infill Development Zone, “NC” Neighborhood Commercial District, “NC S” Neighborhood Commercial District with a Specific Use Authorization for a Commercial Parking Lot, “C-1” Light Commercial District, “C-2” Commercial District, “C-2 S” Commercial District with a Specific Use Authorization for a Bail Bond Agency, “C-3” General Commercial District, “L” Light Industrial District, “I-1” General Industrial District, with all overlay districts of “HL” Historic Landmark, “MLOD-2” MLR-2” Lackland Military Lighting Overlay Military Lighting Region 2, and “AHOD” Airport Hazard Overlay District remaining unchanged, on approximately 332 acres out of NCB 37, 2127, 2132, 2133, 2134, 2140, 2141, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2194, 2196, 2198, 2199, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2218, 2220, 2222, 2223, 2225, 2226, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2271, 2272, 2273, 2274, 2275, 2278, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2293, 2294, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2817, 2818, 2819, 2820, 2823, 2824, 2868, 2869, 3037, 3038, 3039, 3040, 3041, 3042, 3043, 3044, 3045, 3046, 3047, 3048, 3049, 3050, 3051, 3052, 3401, 3532, 3533, 3534, 3535, 3536, 3537, 3538, 3539, 3541, 3542, 3543, 3544, 3600, 3601, 3602, 3607, 3611, 3612, 3620, 3621, 3625, 3626, 3628, 3629, 3630, 3632, 3634, 3644, 3655, 3656, 3657, 3660, 3663, 3666, 3667, 3668, 3673, 3674, 3676, 3677, 3679, 3681, 3682, 3774, 3775, 3776, 3777, 3778, 3973, 3974, 6079, 6103, 6104, 6105, 6106, 6107, 6108, 6109, 6110, 6143, 6166, 6307, 6308, 6309, 6310, 6320, 6321, 6322, 6349, 6350, 6351, 6352, 6353, 6354, 6355, 6356, 6357, 6358, 6359, 6360,

6361, 6362, 6363, 6364, 6365, 6366, 6367, 6368, 6369, 6370, 6371, 6372, 6490, 6491, 6493, 6494, 6495, 6587, 6670, 6767, 6788, 6797, 6800, 6903, 6943, 6944, 6946, 6947, 6950, 6951, 7000, 7004, 7005, 7231, 7366, 8176, 8177, 8252, 8253, 8254, 8255, 8256, 8257, 8258, 8259, 8260, 8262, 8264, 8265, 8266, 8267, 8269, 8276, 8280, 8281, 8284, 8288, 8354, 8355, 8881, 8882, 8883, 8887, 8889, 8891, 8893, 8894, 8897, 9026, 9027, 9250, 9251, 9252, 9255, 9256, 9257, 9260, 11400, A-34, generally located within the boundaries of the Prospect Hill Neighborhood Association, which is bounded by North General McMullen Street, Culebra Road, West Martin Street, West Commerce Street, Southwest 24th Street, Southwest 26th Street, Castroville Road, Guadalupe Street, South Zarzamora, and North Comal Street. Staff recommends Approval. (Forrest Wilson, Principal Planner, 210-207-0157, Forrest.Wilson@sanantonio.gov. Development Services Department)

Staff mailed 5,622 notices to property owners within 200 feet, 2 returned in favor, 2 returned in opposition; 1 in favor outside 200 feet. Prospect Hill, Garden Dale West Hope and Action Neighborhood Hood Associations are all in support.

Voicemails

- Any Kately, is in support.
- Leticia Sanchez is in support.
- Mark Rodriguez is in opposition

Public Comment

- Emma Garza, is in opposition.
- Martin Garza, is in opposition.
- Eloise Maren, would like more information and is undecided.
- Vivian Gonzalez, is undecided.
- Leonard Rodriguez, wants to keep MF33.
- Russel Felan, is in favor.

Motion: Commissioner Bustamante to approve item with the following amendments to include subject property 104 SW. 20th to C3 and 3311 Saunders R6-CD to allow up to 4 units

Second: Commissioner Watson

In Favor: Unanimous

Opposed: None

MOTION PASSES