

Item #30**ZONING CASE Z-2023-10700243 (Council District 5): 10/03/2023**

A request for a change in zoning from I-1 RIO-4 AHOD” General Industrial River Improvement Overlay 4 Airport Hazard Overlay District, “I-1 H RIO-4 MC-1 AHOD” General Industrial Mission Historic River Improvement Overlay 4 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District, “I-1 RIO-4 MC-1 AHOD” General Industrial River Improvement Overlay 4 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District and acquired “UZROW” Unzoned Right-of-Way to “IDZ-3 RIO-4 AHOD” High Intensity Infill Development Zone River Improvement Overlay 4 Airport Hazard Overlay District with uses permitted in “C-3” General Commercial District, “IDZ-3 H RIO-4 MC-1 AHOD” High Intensity Infill Development Zone Mission Historic River Improvement Overlay 4 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted in “C-3” General Commercial District, “IDZ-3 RIO-4 MC-1 AHOD” High Intensity Infill Development Zone River Improvement Overlay 4 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted in “C-3” General Commercial District, “IDZ-3 MC-1 AHOD” High Intensity Infill Development Zone Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted in “C-3” General Commercial District, and “IDZ-3 AHOD” High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in “C-3” General Commercial District on 2.5 acres out of NCB A20 and 0.3131 acres out of NCB 2987, Generally located in the 2000 block of South St. Mary’s Street, 207 Roosevelt Avenue and 303 Mission Road. Staff recommends Approval. (Mark Chavez, Zoning Planner, 210-207-207-7395, Mark.Chavez@SanAntonio.Gov, Development Services Department)

Staff mailed 35 Notices Sent; 4 in favor, 0 opposed; Roosevelt Park is in support, no response from Lavaca Neighborhood Association.

Applicant, Ashley Fairmont is present. The subject property is 2.5 acres in District 5. Ms. Fairmont is requesting IDZ-3, for commercial uses to include office and entertainment uses.

Public Comment

Erin Bender, with the Roosevelt Neighborhood Association is in support.

Motion: Commissioner Bustamante to approve item as presented

Second: Commissioner Barros

In Favor: Unanimous

Opposed: None

MOTION PASSES