

ZONING CASE Z-2023-10700347 (Council District 3) - January 16, 2024

A request for a change of zoning from “R-4 MC-2 AHOD” Residential Single-Family South Presa Metropolitan Corridor Airport Hazard Overlay District to “IDZ-3 MC-2 AHOD” High Intensity Infill Development Zone South Presa Metropolitan Corridor Airport Hazard Overlay District with uses permitted in “MF-33” Multi-Family District, “C-2” Commercial District and a Supportive Housing Campus on Lot P-106, NCB 10934, located in the 6000 block of South Presa Street. Staff recommends Approval. (Mark Chavez, Zoning Planner, (210) 207-7395, Mark.Chavez@sanantonio.gov, Development Services Department)

Staff mailed 4 notices to property owners, 0 returned in favor; 0 returned in opposition; Hot Wells Mission Reach Neighborhood Association is in opposition. Outside 200 feet, 7 returned in favor, a petition of 83 signatures were submitted in opposition.

Daniel Ortiz, representative, stated property is a 55.727 acre site, with 25 acres in the middle of the project area that is not buildable and will be developed as parks and trails. He noted the remaining acreage was proposed to be developed for “MF-33”, “C-2” and a Supportive Housing Campus.

Connie Gonzalez, Brooks Development Organization for Economic Development was present and noted Brook’s involvement in planning and the future development of the property.

Niki Baker, CEO of SAMM ministries was present and noted their involvement in planning and future development of the property.

Public Comment

In person

Anju Kumari, is in support

Brady Alexander, is in opposition

Amana Canada, requests a continuance

April Gaona, is in support

Voicemails

Chrisiliana Cabral, spoke in opposition

Michael Cromley, Frank Guerra, spoke in opposition

James Dipasquale, spoke in opposition

Lola Martinez, spoke in opposition

Ms Estrada, spoke in opposition

Motion: Commissioner Bustamante motioned to approve as presented

Second: Commissioner Watson

In Favor: Reyes, Ortiz, Whitsett, Chase, Kellum

Opposed: Hui, Sipes

MOTION PASSES

ZONING CASE Z-2023-10700347 (Council District 3): 12/19/2023

A request for a change of zoning from “R-4 MC-2 AHOD” Residential Single-Family South Presa Metropolitan Corridor Airport Hazard Overlay District to “IDZ-3 MC-2 AHOD” High Intensity Infill Development Zone South Presa Metropolitan Corridor Airport Hazard Overlay District with uses permitted in “MF33” Multifamily District, “C-2” Commercial District and a Supportive Housing Campus on Lot P106, NCB 10934, located in the 6000 block of South Presa Street. Staff recommends Approval. (Mark Chavez, Planner, (210)207-7395, Mark.Chavez@Sanantonio.gov, Development Services Department)

Staff stated 26 notices were mailed to property owners, 2 returned in favor; 0 returned in opposition; no response from Hot Wells Mission Ranch. Homeowners outside 200 feet, 0 returned in favor, 1 returned in opposition.

Public Comment

In Person

Brady Alexander, spoke in favor

Terry Ybanez, spoke in favor

Voicemails

Erica Heisel, spoke in favor of continuance

Jane Henry, spoke in opposition

Motion: Commissioner Watson motioned to approve item for continuance to January 16, 2024

Second: Commissioner Barros

In Favor: Unanimous

Opposed: None

MOTION PASSES