

**ZONING CASE Z-2023-10700370 (Council District 5)** – March 5, 2024

A request for a change in zoning from “I-2 HS AHOD” Heavy Industrial Historic Significant Airport Hazard Overlay District and “I-2 H AHOD” Heavy Industrial Cattleman Square Historic Airport Hazard Overlay District to “IDZ-2 HS AHOD” Medium Intensity Infill Development Zone Historic Significant Airport Hazard Overlay District with uses permitted in “C-1” Light Commercial District and 48 dwelling units and “IDZ-2 H AHOD” Medium Intensity Infill Development Zone Cattleman Square Historic Airport Hazard Overlay District with uses permitted in “C-1” Light Commercial District and 48 dwelling units on Lot 11, Lot 12, and the north 27.92 feet of Lot 10, Block 78, and the west half of Block 249, NCB 249, located at 421 North Medina Street and 1232 West Martin Street. Staff recommends approval. (Kellye Sanders, Planning Coordinator, (210) 2072187, [kellye.sanders@sanantonio.gov](mailto:kellye.sanders@sanantonio.gov), Development Services Department)

Staff mailed 13 notices to property owners, 0 returned in favor, 0 returned in opposition; Gardendale Neighborhood Association is in opposition. Outside 200 feet, 0 returned in favor, 6 returned in opposition.

Michael Shackelford, representative, stated he is proposing 48 units, senior housing, 50 years plus. Proposed lofts will be in existing 2 story existing building. He met with District 5 office and community members in December.

Commissioner Bustamante recommended that Mr. Shackelford revisit District 5 community to hold another meeting prior to next City Council meeting date.

**No Public Comment**

**Motion:** Commissioner Bustamante motioned to approve as presented.  
**Second:** Commissioner Barros  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES**