

ZONING CASE Z-2023-10700260 (Council District 1) – March 19, 2024

A request for a change in zoning from “C-3NA NCD-1 AHOD” General Commercial Nonalcoholic Sales South Presa/South St. Mary's Street Neighborhood Conservation Airport Hazard Overlay District to “C-2NA NCD-1 IDZ AHOD” Commercial Nonalcoholic Sales South Presa/South St. Mary's Street Neighborhood Conservation Infill Development Zone Airport Hazard Overlay District on Lot 3, Block 31, NCB 2992, located at 1422 South Saint Mary’s Street. Staff recommends denial, with an alternate recommendation. (Kellye Sanders, Planning Coordinator, (210) 207-2187, kellye.sanders@sanantonio.gov, Development Services Department).

Staff mailed 30 notices to property owners, 0 returned in favor, 0 returned in opposition and Lavaca Neighborhood Association is in opposition of IDZ Overlay and no response from King William Neighborhood Association.

Patrick Christensen, representative, stated his previous client was proposing a barbeque restaurant but his client withdrew his request when Lavaca Neighborhood Association expressed opposition with parking. The previous owner requested building be demolished however due some portion of the building being historic that option was not available. His new client is proposing a church on the subject property. He stated his request of “C-2NA” is consistent with the community plan.

Public Comment

Voicemail

Melissa Stendahl, Lavaca Neighborhood Association, spoke in opposition.

Rebuttal

Patrick Christensen, representative, stated he has met with Lavaca Neighborhood Association who have expressed their opposition on IDZ overlays.

Motion: Commissioner Kellum motioned for approval of “C-2NA IDZ”

Second: Commissioner Watson

In Favor: Kellum, Watson, Hinojosa, Reyes, Ortiz, Barros Whitsett, Chase, Sipes

Opposed: Hui, Bustamante

MOTION PASSES