

Item #18

ZONING CASE Z-2024-10700040 (Council District 6): April 2, 2024

A request for a change in zoning from “C-3 AHOD” General Commercial Airport Hazard Overlay District to “MF-18 AHOD” Limited Density Multi-Family Airport Hazard Overlay District on Lot P-226A, NCB 18820, located at 9000 Culebra Road. Staff recommends approval. (Vincent Trevino, Senior Zoning Planner, (210) 207-5501, Vincent.Trevino@sanantonio.gov, Development Services Department).

Staff mailed 24 notices to property owners, 1 returned in favor, 0 returned in opposition and no registered neighborhood association within 200’ radius.

Ken Brown, representative, stated this downzone request is to allow for Senior Housing development. The project would consist of 88 units. They have met with City Council who have expressed their support for this project. He stated there are no registered neighborhood associations however there 2 associations in the area which they have met with, and they are in support. They are in the process of meeting with the other neighborhood association to present their proposal.

Wallace Reid, developer’s representative, stated this would be a full independent senior living facility for age 55 and older. This will not be an assisted living facility. He stated security measures would consist of gates would be all around the property and gated entrances with lighting. They would also install cameras throughout the entire complex. Law enforcement authorities would randomly visit premises. He further stated he is agreeable to build an 8-foot fence around the property.

No Public Comment

Motion: Commissioner Hui motioned to approve as presented

Second: Commissioner Watson

In Favor: Unanimous

Opposed: None

MOTION PASSES