

ZONING CASE Z-2024-10700320 (Council District 1): February 18, 2025

A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-6 AHOD" Residential Mixed Airport Hazard Overlay District on Lots 47 and 48, Block 5, NCB 6793, located at 741 East Myrtle Street. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

Staff mailed 48 notices to property owners within 200', 1 in favor, 0 in opposed; Tobin Hill Community Neighborhood Association is opposed; San Antonio Texas District 1 Resident Association gave no response.

Rene Ruiz, applicant's representative, is seeking to rezone the subject property to "RM-6 AHOD" Residential Mixed.

Public Comment

Voicemail

Rick Schell, Tobin Hill Community Neighborhood Association, spoke in opposition.

Rebuttal

Mr. Ruiz further stated that the main home has a short-term rental permit, and the applicant was under the assumption the same could be done with the back unit. The STR application for the back unit has been withdrawn. In short, the applicant wants to maximize the value of the property.

Motion

Commissioner Kellum motioned for approval as presented. Commissioner Ortiz seconded the motion. The motion carried by the following vote:

Aye: Barros, Bustamante, Hinojosa, Ortiz, Reyes, Sipes, Kellum, Whitsett, Chase.

Nay: Watson, Hui