

**ZONING CASE Z-2022-10700098 (Council District 7):**

A request for a change in zoning from "C-3" General Commercial District to "MF-25" Low Density Multi-Family District on Lot 1, Block 1, NCB 18008 and Lot P-19, NCB 15663, located at 10865 West 1604 North. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2022-11600031) (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff stated 2 notices were mailed to property owners within 200 feet, 1 returned in favor, 1 returned in opposition, and no registered neighborhood association.

James McKnight, representative, addressed the Commission and explained that the request was for low density multi-family and noted that they were agreeable to working on a buffer of commercial zoning to alleviate concerns by an abutting property owner regarding setbacks.

**Public Comment**

Sia Sayyadi, 19207 Habitat Cove, spoke in concern because his property was directly within the 200-foot but he indicated he was working with the representative to create a commercial zoning buffer that would negate the setback requirements that MF-25 would require.

James McKnight, representative, agreed to work on a commercial buffer through field notes prior to Council consideration.

**Being no further discussion.**

**Motion:** Commissioner Sipes made a motion for Approval.

**Second:** Commissioner Barros

**In Favor:** Sipes, Ortiz, Barros, Whyte, Fuentes, Kamath, Hui, Lugalía-Hollon, Greathouse, Bustamante

**Opposed:** None

**Motion carried as Approval.**