

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-feet 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, Lugalia-Hollon, Greathouse, Bustamante

Opposed: None

Motion carried as Approval.