

Item #14

ZONING CASE Z-2022-10700345 (Council District 3): 2/7/2023

A request for a change in zoning from "C-2 H MC-1 AHOD" Commercial Historic Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District and "C-2 H RIO-6 MC-1 AHOD" Commercial Historic River Improvement Overlay 6 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District to "IDZ-2 H MC-1 AHOD" Medium Intensity Infill Development Zone Historic Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted in "MHP" Manufactured Housing Park District and "IDZ-2 H RIO-6 MC-1 AHOD" Medium Intensity Infill Development Zone Historic River Improvement Overlay 6 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted in "MHP" Manufactured Housing Park District on 31.252 acres out of NCB 11177, located at 3730 Roosevelt Avenue. Staff recommends Denial. (Associated Plan Amendment PA-2022-11600121)(Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 36 notices to property owners within 200 feet, 1 returned in favor, 0 returned in opposition, and no response from Harlandale-McCollum Neighborhood Association.

Applicant (representative), Jaime McKnight with Brown & Ortiz is present.

Public Comment

- Floyd Morgan, is in opposition.
- Ron Mullins, is in opposition.

Rebuttal

Jaime McKnight states these attainable homes with communities lasting 30-50 years. Similar developments are in Austin and Houston.

Motion:	Commissioner Fuentes to approve item as presented.
Second:	Hui
In Favor:	Unanimous
Opposed:	None

MOTION PASSES