

Item #7

ZONING CASE Z-2023-10700061 (Council District 1): Continued from 4/18/2023

A request for a change in zoning from "R-6 H AHOD" Residential Single-Family Historic Airport Hazard Overlay District to "IDZ-2 H AHOD" Medium Intensity Infill Development Zone Historic Airport Hazard Overlay District with uses permitted for "MF-25" Low Density Multi-Family on Lot 9 and the west 14 feet of Lot 10, Block 29, NCB 396, located at 411 East Evergreen. Staff recommends Denial, with an Alternate Recommendation. (Adolfo Gonzalez, Zoning Planner, 210-207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department).

Staff mailed 26 notices to property owners within 200 feet, 0 returned in favor, 6 returned in opposition; Tobin Hill Neighborhood Association is in opposition; 3 opposed outside 200 feet.

Applicant, Gladys Margarita Ayarzagotia gives presentation on subject property 411 East Evergreen and amended her request from "IDZ-2" with uses permitted in "MF-25" to "IDZ-1" with uses permitted for five (5) dwelling units.

No Public Comment

Motion: Commissioner Greathouse to deny item as presented
Second: Bustamante
In Favor: Kamath, Ortiz,
Opposed: Fuentes, Hui, Barros, Nix, Sipes

MOTION FAILS

Applicant, amends to 4 units.

Motion: Commissioner Hui to reconsider item
Second: Nix
In Favor: Fuentes, Kamath, Ortiz, Barros, Sipes, Bustamante
Opposed: Greathouse,

MOTION PASSES

Discussion occurs to amend the request further to "IDZ-1" with uses permitted for four (4) units.

Motion: Commissioner Bustamante to approve item as amended to four (4) units
Second: Barros
In Favor: Kamath, Ortiz, Sipes, Hui, Nix
Opposed: Greathouse, Fuentes, Sipes

MOTION PASSES