

Item # 4**ZONING CASE Z-2023-10700013 (Council District 5):** Continued from 04/18/2023

A request for a change in zoning from "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-1 MLOD-2 MLR-2 AHOD" Limited Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted up to thirty-seven (37) dwelling units, Recreational Facility-Neighborhood, and a Church on 3.485 acres out of NCB 8248, located at 3915 Flagle Street. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department).

Staff mailed 21 notices to property owners within 200 feet, 0 returned in favor, 5 returned in opposition, Memorial Heights NA is opposed; outside 200 feet: 22 opposed.

Applicant Mitsuko Ramos, gives presentation on Flagle Subdivision 3915 Flagle St. R-6 (Residential) to *IDZ-1* (Infill Development Zone) to allow a maximum of 37 dwelling units, church and recreation center.

Voicemails

- Joe Mendez, is in opposition.
- Lorenzo Villareal, is in opposition.
- Rosie Garcia, is in opposition.

Public Comment

- Richard Garcia, is in opposition.
- Rafael Marfil (owner), is in favor.
- Andrew Tejeda, is in favor.
- Diana Herrera, is in opposition.

Rebuttal:

Ms. Ramos states homes will have side yards, 2 car driveways, and a backyard. Not too much traffic is anticipated. Further going on to state that primarily elderly live within the 200-foot radius. The intent is to develop homes people can afford.

Motion: Commissioner Bustamante to approve item as presented

Second: Kamath, Hui, Ortiz, Barros, Nix, Greathouse

Opposed: Watson, Sipes

MOTION PASSES