

**Item #10****ZONING CASE Z-2023-10700067 (Council District 1): 09/05/2023**

A request for a change in zoning from "R-6 UC-5 AHOD" Residential Single-Family Main Avenue/McCullough Avenue Urban Corridor Overlay Airport Hazard Overlay District to "IDZ-1 UC-5 AHOD" Limited Intensity Infill Development Zone Main Avenue/McCullough Avenue Urban Corridor Overlay Airport Hazard Overlay District with uses permitted in "NC" Neighborhood Commercial District and three (3) dwelling units on Lot 4, Block 8, NCB 2989, located at 311 East Ashby Place. Staff recommends Approval. (Adolfo Gonzalez, Zoning Planner, 210-207-5407, [adolfo.gonzalez@sanantonio.gov](mailto:adolfo.gonzalez@sanantonio.gov), Development Services Department)

Staff mailed 41 notices to property owners within 200 feet, 0 returned in favor, 1 returned in opposition; Tobin Hill Neighborhood Association is in support and no response from Monte Vista Historical Neighborhood Association.

Applicant, Emilie Wissler is present. Ms. Wissler amends from NC uses to IDZ-1 for 3 residential units.

**No Public Comment****Voicemails**

- Karen Hixon is in opposition.
- Tony Garcia, is in opposition.

**Motion:** Commissioner Kellum to approve item as amended.

**Second:** Commissioner Fuentes

**In Favor:** Unanimous

**Opposed:** None

**MOTION PASSES**