

Item #7**ZONING CASE Z-2023-10700179 (Council District 2):** Continued from 09/05/2023

A request for a change in zoning from "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, an Extended Stay Hotel, multi-family dwelling units not to exceed 570 units, Bar with Live Entertainment, and a Sports Court - Outdoor and "IDZ-3 HL AHOD" High Intensity Infill Development Zone Historic Significant Landmark Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, an Extended Stay Hotel, multi-family dwelling units not to exceed 570 units, Bar with Live Entertainment, and a Sports Court – Outdoor to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, an Extended Stay Hotel, multi-family dwelling units not to exceed 570 units, Bar with Live Entertainment, Sports Court - Outdoor, and a Recreational Vehicle Park on 2.90 acres out of NCB 656, located at 1008 and 1012 Hoefgen Avenue, and 509 Delaware Street. Staff recommends Approval. (Adolfo Gonzalez, Zoning Planner, 210-207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department)

Staff mailed 31 notices to property owners within 200 feet, 2 returned in favor, 1 returned in opposition; Denver Heights Neighborhood Association is in support, 10 opposed outside 200 feet.

Applicant, Craig Glendenning, is available and is seeking to build a luxury RV Park.

Public Comment

- Marco Hinojosa, is in opposition.

Rebuttal:

Mr. Glendenning states signage will be posted to direct RVs in order to avoid Delaware Street and reduce traffic.

Motion: Commissioner Watson to deny item as presented
Second: Commissioner Fuentes
In Favor: Hui, Sipes
Opposed: Reyes, Barros, Whitsett, Chase, Kellum, Bustamante

MOTION FAILS

Motion: Commissioner Bustamante to reconsider
Second: Commissioner Barros
In Favor: Reyes, Hui, Whitsett, Chase, Kellum
Opposed: Watson, Fuentes, Sipes

MOTION PASSES

Motion: Commissioner Bustamante to approve it as presented
Second: Commissioner Barros
In Favor: Reyes, Whitsett, Chase, Kellum
Opposed: Hui, Watson, Fuentes, Sipes

MOTION PASSES