

ZONING CASE Z-2022-10700133 (Council District 2) – June 21, 2022

A request for a change in zoning from “RM-6 H AHOD” Residential Mixed Historic Dignowity Hill Airport Hazard Overlay District and “R-4 H AHOD” Residential Single-Family Historic Dignowity Hill Airport Hazard Overlay District to “RM-5 H AHOD” Residential Mixed Historic Dignowity Hill Airport Hazard Overlay District on Lot 5 and Lot 6, and the west 57 feet of the north 52.9 feet of Lot 10, Block 25, NCB 512, located at 1012 North Cherry Street and 1014 North Cherry Street. Staff recommends denial. (Kellye Sanders, Senior Planner, (210) 207-2187, Kellye.Sanders@sanantonio.gov, Development Services Department).

Staff mailed 56 notices to property owners within 200 feet, 0 returned in favor, 9 returned in opposition, and Dignowity Hill Neighborhood Association is in favor. There were 8 notices received in opposition outside the 200-foot radius area and a non-registered Concerned Citizens of Dignowity Hill is in opposition.

Ricardo Turrubiates, representative stated the purpose of this request is to allow for one more unit on the lot. They are proposing to development 2 residential living units per lot. He stated they have been working with City staff and met with surrounding neighborhoods and neighborhood associations. This case has been presented to HDRC, Historic Design Review Committee, and have made a few changes to materials to meet HDRC requirements. He also stated that he submitted 12 letters in support, with 5 of those within 200 feet, along with support from the Dignowity Hill Neighborhood Association. Staff can confirm that the support letters received with the application were submitted for the HDRC case when the project originally had more dwelling units (8) than what is proposed with the rezoning (6).

Voicemails

Valerie Cortez, Concerned Citizens of Dignowity Hill, spoke in opposition.

Diana Daniels, spoke in favor.

Rebuttal

Ricardo Turrubiates, representative stated after presenting to HDRC, they have made the property changes to meet HDRC requirements. He stated he did speak with Valerie to further discuss their proposal and addressed her concerns.

MOTION

A motion was made by Commissioner Watson and seconded by Commissioner Ortiz for denial.

FAVOR: Sipes, Ortiz, Watson, Kamath, Hui, Barros, Whyte, Bustamante

OPPOSE: None

MOTION CARRIED