

A request for a change in zoning from "RM-4 H AHOD" Residential Mixed Historic Dignowity Hill Airport Hazard Overlay District to "C-2P H AHOD" Commercial Pedestrian Historic Dignowity Hill Airport Hazard Overlay District on the west 64.66 feet of the east 104.6 feet of Lot 9, and the east 99.78 feet of the west 104.18 feet of Lot 9, Block 17, NCB 568, located at 103 Brown Street and 1403 East Houston Street. Staff recommends Approval. (Rebecca Rodriguez, Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)

Rebecca Rodriguez, Zoning Planner, presented the case to the commission.

Staff stated 29 notices were mailed to property owners within 200 feet, 0 returned in favor, 5 returned in opposition, and Dignowity Hill Neighborhood Association is in favor. Outside the 200 feet radius; 2 notices in opposition and 1 notice in favor received. Notices regarding "RM-4 CD": 4 notices in favor, and 0 notices in opposition, and outside the 200 feet radius; 4 notices in favor and 1 notice in opposition.

Buck Benson, representative, stated the request is for additional parking for the tenets, and amended the zoning request to "RM-4 CD" with a Conditional Use for a Parking Lot.

**Public Comment:**

Voicemail:

Lulu Francois, 817 Nolan, stated the neighborhood is in favor of the Amended request.

The Commission asked the applicant questions concerning the request. The Applicant responses were heard by the Commission as well as other testimonies offered, followed by a discussion among members before the vote.

**Motion:** Commissioner Watson made a motion for Approval as Amended to "RM-4 CD" with a Conditional Use for a Parking Lot.

**Second:** Commissioner Barros

**In Favor:** Watson, Fuentes, Kamath, Romero, Barros, McDaniel, Greathouse, Sipes, Bustamante

**Opposed:** None

**Motion Carried as Approval as Amended.**

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Staff stated 29 notices were mailed to property owners within 200 feet, 0 returned in favor, 3 returned in opposition, and the Dignowity Hill Neighborhood Association is in favor. Outside the 200 foot radius; 1 noticed received in favor and 2 notices received in opposition.

**Public Comment:**

**Voicemails:**

Lulu Francois, 817 Nolan, requested a continuance.

Valerie Cortez, 508 Lamar, opposition.

**Motion:** Commissioner Watson made a motion for a continuance to November 2, 2021.

**Second:** Commissioner Fuentes

**In Favor:** Watson, Fuentes, Kamath, Hui, Barros, Whyte, Greathouse, Sipes, Bustamante

**Opposed:** None

**Motion Carried for a continuance to November 2, 2021.**

**ZONING CASE Z-2021-10700200 (Council District 2)** – October 5, 2021

A request for a change in zoning from "RM-4 H AHOD" Residential Mixed Historic Dignowity Hill Airport Hazard Overlay District to "C-2P H AHOD" Commercial Pedestrian Historic Dignowity Hill Airport Hazard Overlay District on the west 64.66 feet of the east 104.6 feet of Lot 9, and the east 99.78 feet of the west 104.18 feet of Lot 9, Block 17, NCB 568, located at 103 Brown Street and 1403 East Houston Street. Staff recommends Approval. (Rebecca Rodriguez, Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)

Kristie Flores, Zoning Planning Manager, presented the case to the commission.

Staff stated 29 notices were mailed to property owners within 200 feet, 0 returned in favor, 2 returned in opposition, and the Dignowity Hill Neighborhood Association is in favor. Outside the 200 feet radius: 1 notice received in favor.

Buck Benson, representative, stated the request is for additional parking for the business, and requested a 2-week continuance.

**No Public Comment**

The Commission asked the applicant questions concerning the request. The Applicant responses were heard by the Commission as well as other testimonies offered, followed by a discussion among members before the vote.

**Motion:** Commissioner Watson made a motion for a continuance to October 19, 2021.

**Second:** Commissioner Whyte

**In Favor:** Watson, Fuentes, Kamath, Hui, Romero, Barros, Whyte, Greathouse, Sipes, Bustamante

**Opposed:** None

**Motion Carried for a continuance to October 19, 2021.**