

**ZONING CASE # Z2017032 CD (Council District 1) – February 7, 2017**

A request for a change in zoning from "MF-33" Multi-Family Residential District; "C-3" General Commercial District; and "I-1" General Industrial District to "R-3" Residential Single-Family District; "R-4" Residential Single-Family District; "R-5" Residential Single-Family District; "R-6" Residential Single-Family District; "R-4 CD" Residential Single-Family District with a Conditional Use for a Duplex; "RM-5" Residential Mixed District; "RM-6" Residential Mixed District; "MF-18" Limited Density Multi-Family District; "IDZ" Infill Development Zone District for a Residential Single-Family; "IDZ" Infill Development Zone District for a Duplex; "IDZ" Infill Development Zone District for a Triplex; "IDZ" Infill Development Zone District with uses permitted in "R-5" Residential Single-Family District and "C-1" Light Commercial District; "IDZ" Infill Development Zone District with uses permitted in "RM-4" Residential Mixed District and "C-1" Light Commercial District; "C-1" Light Commercial District; "C-2NA" Commercial Nonalcoholic Sales District; "C-2 CD" Commercial District with a Conditional Use for a Bar; "C-2 CD" Commercial District with a Conditional Use for a Warehouse; "C-2 CD" Commercial District with a Conditional Use for Auto Repair; "C-2 CD" Commercial District with a Conditional Use for Wood Products Manufacturing on 27.91 acres out of NCB 2177, NCB 2178, NCB 2179, NCB 2184, NCB 2185, NCB 2208, NCB 2216, NCB 2217, NCB 2226, NCB 2227, NCB 3540, NCB 3541, NCB 3562, and NCB 3563, located along Ruiz Street between San Martin to the west and North Brazos to the east, and properties between North San Jacinto to the east, and Martinez and Alazan Creeks to the west, and Riebe Street to the south. The existing "AHOD" Airport Hazard Overlay District, and "HL" Historic Landmark District, remains unchanged for the project area. Staff recommends Approval.

Staff mailed 122 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition.

John Osten, Senior Planner, City of San Antonio, presented a presentation to the Zoning Commission with the background information of the subject properties; he presented maps with the current zoning and the proposed re-zoning request. He stated the city has had many meetings with the surround community for questions and concerns.

**The following citizens appeared to speak:**

Jesus Uresti, stated all his concerns and questions were addressed by City staff and has no issue with the proposed re-zoning.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

**COMMISSION ACTION**

A motion was made by Commissioner Diaz-Sanchez and seconded by Commissioner Garcia to recommend Approval.

**AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Rosalez, Rose-Gonzales, Nix, Garcia**

**NAY: None**

**THE MOTION CARRIED**