

**Item # 4      Z-2020-10700256**

**ZONING CASE Z-2020-10700256 (Council District 3):** March 16, 2021 A request for a change in zoning from "R-4 RIO-4 AHOD" Residential Single-Family River Improvement Overlay Airport Hazard Overlay District to "IDZ-1 RIO-4 AHOD" Limited Intensity Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and four (4) dwelling units on 0.094 acres out of NCB A-9, located at 116 West Mitchell Street. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

Staff stated 19 notices were mailed to property owners within 200 feet, 1 returned in favor and 0 returned in opposition and the Lonestar Neighborhood Association had no response. 4 notices were received outside the 200' radius are in support.

**Public Comment**

Idalia Mendoza, 112 Mitchell, Favor inside 200' radius  
Hermelinda Mendoza, 205 Mitchell, Favor outside 200' radius  
Mary Zendejas, 212 W. Mitchell, Favor outside 200' radius  
Irene Ryker, 210 Mitchell, Favor outside 200' radius  
Valentin Gonzalez, 300 Mitchell, Favor outside 200' radius

**Motion:** Commissioner Sipes made a motion for Approval.

**Second:** Commissioner Greathouse

**In Favor:** Sipes, Greathouse, McDaniel, Kamath, Jones, Hui, Whyte, McGhee, Bustamante, Gibbons

**Opposed:** None

**Motion Carried**