

**ZONING CASE Z-2025-10700028 CD S (Council District 1):** Continued from 3/18/2025

A request for a change in zoning from "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two (2) residential dwelling units to "NC CD S AHOD" Neighborhood Commercial Airport Hazard Overlay District with a Conditional Use for a Rooming House and a Specific Use Authorization for a Bed and Breakfast on Lot 19, Block 37, NCB 8805, located at 1837 Santa Monica Street. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment PA-2025-11600009) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

Staff mailed 36 notices to property owners within 200', 5 in favor, 1 in opposed; Los Angeles Heights and San Antonio Texas District 1 Community Association gave no response.

Nathan Moore, applicant, amended his rezoning request to remove the "Specific Use Authorization for a Bed and Breakfast" and solely focus efforts on a rooming house.

Mr. Moore did block walking and revied community approval. His plan is to provide affordable community housing. Parking will be available in the front for the home and in a driveway that slopes down.

**No Public Comment**

**Motion**

Commissioner Kellum motioned for approval as amended to "NC CD" Neighborhood Commercial with Conditional Use for a Rooming House. Commissioner Gonzales seconded the motion. The motion carried by the following vote:

**Aye:** Watson, Gonzales, Barros, Kellum, Bustamante, Chase, Hinojosa

**Nay:** Hui, Sipes, Whitsett,

**ZONING CASE Z-2025-10700028 CD S (Council District 1):** March 18, 2025

A request for a change in zoning from "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two (2) residential dwelling units to "NC CD S AHOD" Neighborhood Commercial Airport Hazard Overlay District with a Conditional Use for a Rooming House and a Specific Use Authorization for a Bed and Breakfast on Lot 19, Block 37, NCB 8805, located at 1837 Santa Monica Street. Staff recommends Denial, with an Alternate Recommendation. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

Staff mailed 36 notices to property owners within 200', 0 in favor, 0 in opposed; Los Angeles Heights and Sn Antonio Texas District 1Registered Association gave no response.

Mr. Moore, applicant, requested to rezone the subject property to allow for housing residents and long-term tourists. As there is a need for high quality responsible housing in the area and this plan conforms to that vision.

**No Public Comment**

**Motion**

Commissioner Kellum motioned for a denial as presented. Commissioner Hui seconded the motion. The motion failed by the following vote:

**Aye:** Watson, Reyes, Hui, Kellum,

**Nay:** Bustamante, Ortiz, Whitsett, Chase

**Motion**

Commissioner Ortiz motioned for a two-week continuance to April 1, 2025. Commissioner Chase seconded the motion. The motion failed by the following vote:

**Aye:** Watson, Reyes, Hui, Kellum, Bustamante, Ortiz, Whitsett, Chase

**Nay:** None.