

ZONING CASE Z-2024-10700064 CD (Council District 3) – April 16, 2024

A request for a change in zoning from “R-4 AHOD” Residential Single Family Airport Hazard Overlay District to “R-4 CD IDZ AHOD” Residential Single Family Infill Development Zone Overlay Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units on Lot 13, Block 17, NCB 3221, located at 110 Webb. Staff recommends denial, with an Alternate Recommendation. (Samantha Benavides, Zoning Planner, (210) 207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department).

Staff mailed 22 notices to property owners, 8 returned in favor, 1 returned in opposition and no registered neighborhood association within 200’ radius. Staff received 1 notice in favor outside 200’ radius.

Matthew Gilbert, representative, stated this request is bring property into conformance and allow for improvement. There are 4 dwellings units on the property with 4 existing CPS meters. This proposal is consistent with Strategic Housing plan. He stated this increased density and sensitivity to neighborhood is needed and appropriate. This would bring quality affordable housing which would enhance the community.

Public Comment

Voicemails

Diana Torres, spoke in opposition.

Hector Rodriguez, spoke in opposition.

Rebuttal

Matthew Gilbert, representative, stated applicant is allocated for improvements. This proposal would help with dumping and homeless encampments. He stated they are not agreement with staff’s alternate recommendation of 2 units and it was 4 units with 4 cps meters.

Motion: Commissioner Hinojosa motioned for denial

MOTION FAILED DUE TO LACK OF SECOND.

2nd Motion

Motion: Commissioner Kellum motioned for approval with amended site plan

Second: Commissioner Watson

In Favor: Kellum, Watson, Reyes, Bustamante, Hui, Ortiz, Whitsett, Chase, Sipes

Opposed: None

Abstain: Hinojosa

MOTION PASSES