

**Item #4**

**ZONING CASE Z-2023-10700362 (Council District 8):** February 20, 2024

A request for a change in zoning from “C-2” Commercial District to “MF-18” Limited Density Multi-Family District on 1.182 acres out of NCB 14281, generally located in the 4000 block of Gardendale Street. Staff recommends Approval. (Ashley Leal, Senior Planner, 210-207-6311, ashley.leal@sanantonio.gov, Development Services Department)

Staff mailed 83 notices to property owners, 0 returned in favor; 3 returned in opposition; no registered Neighborhood Association within 200 feet.

Elizabeth Russel, representative, stated property is 2.1 acres, owner proposes to build 12 multi-family units, 6 duplex on the back 1.182 acres. She clarified setbacks and noted that there is a driveway buffer to the left of the property and a greenspace buffer on the right, measuring 10 feet by 300 feet.

**Public Comment**

**In person**

Vicki Carden, spoke in opposition

Salah Diab, spoke in favor

**Motion:** Commissioner Ortiz motioned to approve as presented.

**Second:** Commissioner Barros

**In Favor:** Unanimous

**Opposed:** None

**MOTION PASSES**

**ZONING CASE Z-2023-10700362 (Council District 8):** 1/16/2024

A request for a change in zoning from "C-2 NA" Commercial Nonalcoholic Sales District to "MF-18" Limited Density Multi-Family District on 1.182 acres out of NCB 14281, generally located in the 4000 block of Gardendale Street. Staff recommends Approval. (Ashley Leal, Senior Planner, 210-207-6311, Ashley.Leal@sanantonio.gov, Development Services Department)

Staff mailed 83 notices to property owners, 0 returned in favor; 3 returned in opposition; no Neighborhood Association within 200 feet. Outside 200 feet, 0 returned in favor, 0 returned in opposition. The Woods Condominiums HOA is neutral.

**No Public Comment**

**Motion:** Commissioner Watson motioned to continue to February 20, 2024

**Second:** Commissioner Barros

**In Favor:** Unanimous

**Opposed:** None

**MOTION PASSES**