

ZONING CASE Z-2024-10700053 (Council District 5) – April 16, 2024

A request for a change in zoning from “R-3 CD MLOD-2 MLR-2 AHOD” Single Family Residential Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units to “IDZ-2 MLOD-2 MLR-2 AHOD” Medium Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for two (2) dwelling units on Lot 20, NCB 6877, located at 203 Obregon Street. Staff recommends denial. (Associated Plan Amendment Case PA202411600021) (Alexa Retana, Zoning Planner, (210) 207-5407, Alexa.Retana@sanantonio.gov, Development Service Department).

Staff mailed 49 notices to property owners, 0 returned in favor, 0 returned in opposition and no Collins Garden Neighborhood Association is in opposition.

Javier Yu, applicant, stated his initial intent was for a duplex however to stay in keeping with neighborhood they are requesting “IDZ-2” for 2 dwellings. The property would have to be replated into 2 properties so units could be sold rather than rented. He stated there is no “IDZ” however surrounding uses are multifamily, industrial, and commercial uses. He further he emailed Collins Garden Neighborhood Association to meet to further discuss his proposal however no response was received.

Public Comment

Edgar Munoz, owner, stated this case was presented to Planning Commission unfortunately it was denied. He stated they are looking to have properties sold to homeowners not investors. They would be going through the replating process for single family use so each property would have their own meter.

Javier Yu, applicant, stated they proposal is to be consistent with the existing single-family homes in the neighborhood. A site plan has been submitted with the “IDZ” request as to not stray from the single-family development.

Motion: Commissioner Bustamante motioned for denial

Second: Commissioner Watson

In Favor: Unanimous

Opposed: None

MOTION PASSES