

Item #10

ZONING CASE Z-2023-10700321 CD (Council District 5): Continued from 12/05/2023

A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for four (4) dwelling units on Lot 5, Block 4, NCB 2209, located at 834 Leal Street. Staff recommends Denial, with an Alternate Recommendation.

(Kellye Sanders, Planning Coordinator, 210-207-2187, kellye.sanders@sanantonio.gov, Development Services Department)

Staff stated 35 notices were mailed to property owners; 2 in favor; 1 opposed; Gardendale Neighborhood Association is opposed, and no response from West End Hope in Action Neighborhood Association. Outside 200-feet: 3 in favor; 4 opposed; and Prospect Hill Neighborhood Association is in favor.

Matthew Gilbert, representative for the property owner, noted that the request was for four (4) dwelling units.

Felix Dziga, architect, noted that the property cannot be platted into two (2) lots because there is not enough square footage.

Public Comment

Russell Felan, President of Prospect Hill, in support.

- Motion:** Commissioner Bustamante to Approve as "R-6 CD" with Conditional Use for three (3) units
- Second:** Commissioner Barros
- In Favor:** Bustamante, Barros, Hui, Ortiz
- Opposed:** Watson, Reyes, Whitsett, Chase, Kellum, Sipes

MOTION FAILS

- Motion:** Commissioner Watson to reconsider
- Second:** Commissioner Chase
- In Favor:** Watson, Chase, Bustamante, Barros, Whitsett, Kellum, Reyes, Sipes
- Opposed:** Hui, Ortiz

MOTION PASSES

- Motion:** Commissioner Watson to Approve as "R-6 CD" with Conditional Use for four (4) units
- Second:** Commissioner Kellum
- In Favor:** Watson, Kellum, Whitsett, Chase, Reyes, Barros, Bustamante, Sipes
- Opposed:** Hui, Ortiz

MOTION PASSES