

**ZONING CASE Z-2024-10700083 (Council District 5):** (Continued from 8/20/2024)

A request for a change in zoning from "R-5 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for a Duplex to "IDZ-3 MLOD-2 MLR-2 AHOD" High Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for eight (8) dwelling units on Lot 3, Block 38, NCB 6281, located at 608 South Park Boulevard. Staff recommends Denial. (Associated Plan Amendment PA-2024-11600034) (Samantha Benavides, Zoning Planner, 210-207- 6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

Staff mailed 26 notices to property owners, 0 in favor, 2 in opposition; Collins Garden Neighborhood Association is in opposition.

Asad Halai, applicant's representative, stated he is seeking to rezone with uses permitted for (8) dwelling units. The property has been maintained. The neighbors are not in opposition.

**No Public Comment**

**Motion**

Commissioner Bustamante motioned to deny item as presented. Commissioner Kellum seconded the motion. The motion carried by the following vote:

**Aye:** Hinojosa Reyes, Bustamante, Barros, Sipes, Kellum, Whitsett, Chase

**Nay:** None.

**ZONING CASE Z-2024-10700083 (Council District 5):** (Continued from 7/16/2024)

A request for a change in zoning from "R-5 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for a Duplex to "IDZ-3 MLOD-2 MLR-2 AHOD" High Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for eight (8) dwelling units on Lot 3, Block 38, NCB 6281, located at 608 South Park Boulevard. Staff recommends Denial. (Associated Plan Amendment PA-2024-11600034) (Samantha Benavides, Zoning Planner, 210-207- 6034, Samantha.Benavides@sanantonio.gov, Development Services Department).

Staff mailed 26 notices to property owners, 0 in favor, 2 in opposition; Collins Garden Neighborhood Association is in opposition.

Russel Felan, applicant's representative, stated the applicant plans to follow all protocol necessary. It was initially requested to have an 8plex but upon review the applicant is seeking to reduce the request to a 4plex.

**No Public Comment**

**Motion**

Commissioner Bustamante motioned to approve item for continuance to September 17, 2024. Commissioner Watson seconded the motion. The motion carried by the following vote:

**Aye:** Watson, Hinojosa Reyes, Bustamante, Hui, Sipes, Ortiz, Kellum, Whitsett, Chase  
**Nay:** None.

**ZONING CASE Z-2024-10700083 (Council District 5): 07/16/2024**

A request for a change in zoning from "R-5 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for a Duplex to "IDZ-3 MLOD-2 MLR-2 AHOD" High Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for eight (8) dwelling units on Lot 3, Block 38, NCB 6281, located at 608 South Park Boulevard. Staff recommends Denial. (Associated Plan Amendment PA-2024-11600034) (Samantha Benavides, Zoning Planner, 210-207- 6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

Staff mailed 26 notices to property owners, 0 in favor, 2 in opposition, Collins Garden Neighborhood Association is opposed.

**No Public Comment**

**Motion**

Commissioner Bustamante motion for a continuance to until August 6, 2024. Commissioner Barros seconded the motion. The motion carried by the following vote:

**Aye:** Watson, Hinojosa, Kellum, Reyes, Bustamante, Hui, Sipes, Ortiz, Barros, Whitsett, Chase.  
**Nay:** None.