

**ZONING CASE Z-2023-10700017 (Council District 5):** August 6, 2024

A request for a change in zoning from "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "R-4" Residential Single-Family District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for three (3) dwelling units on the south 45.7 feet of the north 86.3 feet of Lot 13, Block 4, NCB 2211, located at 708 North Colorado Street. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, [Samantha.Benavides@sanantonio.gov](mailto:Samantha.Benavides@sanantonio.gov), Development Services Department).

Staff mailed 31 notices to property owners, 2 in favor, 3 in opposition, Gardendale Neighborhood Association is opposed, no response from West End Hope in Action Neighborhood Association; outside 200': 11 opposed; 1 in favor.

Kanaljeet Kahlon, applicant stated he would like to rezone to allow for 3 units on the subject property. He has cleaned up the area and repaired foundation.

**Public Comment**

John Carlos Luera, spoke in opposition.

**Rebuttal**

Mr. Kahlon stated he has enough parking for his tenants. His tenants do not have a vehicle and use local transit or a bicycle.

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

**Aye:** Watson, Hinojosa Reyes, Bustamante, Hui, Sipes, Ortiz, Barros, Whitsett, Chase

**Nay:** None