

**Item #13****ZONING CASE Z-2023-10700172 (Council District 5): 08/15/2023**

A request for a change in zoning from "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-1 MLOD-2 MLR-2 AHOD" Limited Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for three (3) dwelling units on the south 117 feet of Lots 37 and 38, and the south 117 feet of the west 12.5 feet of Lot 39, NCB 6181, located at 2328 South Brazos Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2023-11600051) (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 41 notices to property owners within 200 feet, 2 returned in favor, 0 returned in opposition; Collins Garden Neighborhood Association is in favor.

Applicant, Marcus Miller is present.

**No Public Comment****Voicemails**

- Arturo Ortiz, is in opposition.

**Rebuttal**

Applicant, attended a Home Owners Association meeting and gained knowledge on the demographics of the neighborhood. It was discussed that the neighborhood's family median income is that of the lowest in the country. If given the opportunity, he will make the home affordable for selling.

**Motion:** Commissioner Bustamante to approve item as presented

**Second:** Commissioner Fuentes

**In Favor:** Unanimous

**Opposed:** None

**MOTION PASSES**