

**ZONING CASE Z-2024-10700036 CD (Council District 4) – April 16, 2024**

A request for a change in zoning from “R-6 MLOD-2 MLR- 1 AHOD” Residential Single Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to “R-6 CD MLOD-2 MLR-1 AHOD” Residential Single Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Conditional Use for four (4) dwelling units on Lot 29, Block 7, NCB 8748, located at 239 Peabody Avenue. Staff recommends denial, with an Alternate Recommendation. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department).

Staff mailed 25 notices to property owners, 0 returned in favor, 0 returned in opposition and no response from Quintana Community Neighborhood Association.

Mr Kennon, applicant, stated the purpose of this zoning request is bring to compliance to allow for existing 4 units, making no changes to property. He stated there is existing 7 parking spaces, the easement road would be access for ingress egress.

**Public Comment**

Justin Brown, buyer, spoke in support.

**Motion:** Commissioner Reyes motioned for denial  
**Second:** Commissioner Hinojosa  
**In Favor:** Reyes, Hinojosa, Kellum, Bustamante, Hui, Ortiz, Whitsett, Sipes  
**Opposed:** Chase  
**Abstain:** Watson

**MOTION PASSES**