

**ZONING CASE Z-2024-10700008 CD (Council District 5) – March 19, 2024**

A request for a change in zoning from “R-6 MLOD-2 MLR-2 AHOD” Residential SingleFamily Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to “R-6 CD MLOD-2 MLR-2 AHOD” Residential SingleFamily Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 7, Block 12, NCB 10396, located at 1226 Northwest 36th Street. Staff recommends approval. (Vincent Trevino, Senior Planner, (210) 207-5501, Vincent.Trevino@sanantonio.gov, Development Services Department).

Staff mailed 27 notices to property owners, 0 returned in favor, 0 returned in opposition and no registered neighborhood association within 200’ radius.

Hugo Castillo, representing his parents, stated this is his parent’s investment property. They are seeking for 2 dwelling units on the property. He has met with neighborhood association who expressed concerns with rental units in their neighborhood.

**Public Comment**

**In person**

Teresa Kilmer, President of Loma Vista Neighborhood Association, stated they want to maintain the “R-6” zoning designation.

**Rebuttal**

Hugo Castillo, representative, stated his parents are retired and this investment property would be another source of income. He stated they would be careful when screening the quality of tenants, they would perform background checks and follow up with the property regularly to ensure all is in good standings.

Teresa Kilmer, stated parking for the subject property allows for 2 to 3 vehicles.

**Motion:** Commissioner Bustamante motioned to approve as presented.  
**Second:** Commissioner Watson  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES**