

**ZONING CASE Z-2023-10700304 (Council District 5)** – (Continued from 5/7/2024): 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-2 MLOD-2 MLR-2 AHOD” Medium Intensity Infill Development Zone Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for four (4) dwelling units on Lot 31 and Lot 32, Block 14, NCB 3497, located at 259 Taft Boulevard. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment Case PA-2023-11600077) (Alexa Retana, Zoning Planner, (210) 207-5407, [Alexa.Retana@sanantonio.gov](mailto:Alexa.Retana@sanantonio.gov), Development Services Department).

Staff stated 32 notices were mailed to property owners, 0 returned in favor, 0 returned in opposition, Palm Heights Neighborhood Association is in opposition of 4 units but supports 2 units, no response was provided from outside 200’.

Manuel Gavarete, applicant, stated he has several properties and in the future, he would like to build and adhere to city codes. He amended his proposal to “R-4 CD” Residential Single-Family for four (4) dwelling units to align with Staff’s recommendation and submitted an amended site plan, breaking the four units into two duplexes, which is presented to the Commissioners.

#### **No Public Comment**

#### **Motion**

Commissioner Bustamante motion for approval of the item as amended with the updated site plan. Commissioner Barros seconded the motion. The motion carried by the following vote:

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

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#### **No Public Comment**

#### **Motion**

Commissioner Watson motioned for a continuance until May 21, 2024. Commissioner Barros seconded the motion. The motion carried by the following vote:

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

**Nay:** None