

**ZONING CASE Z-2024-10700048 CD (Council District 3): 07/16/2024**

A request for a change in zoning from "R-6 H RIO-5 MC-1 AHOD" Residential Single-Family Mission Historic Overlay River Improvement Overlay 5 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District to "C-2NA CD H RIO-5 MC-1 AHOD" Commercial Nonalcoholic Sales Mission Historic Overlay River Improvement Overlay 5 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with a Conditional Use for Construction Trades Contractors on Lot 2, Block 22, NCB 3577, located at 420 Eads Avenue. Staff recommends Denial (Associated Plan Amendment PA-2024-11600017) (Samantha Benavides, Zoning Planner, 210-207- 6034, Samantha.Benavides@sanantonio.gov, Development Services Department).

Staff mailed 20 notices to property owners, 1 in favor, 0 opposition; no response from St. Leo's Neighborhood Association.

Mike Villareal, applicant, from "R-6 H RIO-5 MC-1 AHOD" Residential Single-Family Mission Historic Overlay River Improvement Overlay 5 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District to "C-2NA CD H RIO-5 MC-1 AHOD" Commercial Nonalcoholic Sales. Mr. Villareal amends application to include a rear privacy fence and downward lighting.

**No Public Comment**

**Motion**

Commissioner Hinojosa motioned to approved item as amended (rear privacy fence and downward lighting). Commissioner Barros seconded the motion. The motion carried by the following vote:

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

**Nay:** None.