

ZONING CASE Z-2024-10700172 S (Council District 2): October 1, 2024

A request for a change in zoning from "AE-1 AHOD" Arts and Entertainment Airport Hazard Overlay District to "AE-1 S AHOD" Arts and Entertainment Airport Hazard Overlay District with a Specific Use Authorization for a Hotel on Lots 3 and 4, Block 109, NCB 1386, located at 1738 East Commerce Street. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207- 5876, Bronte.Frere@sanantonio.gov, Development Services Department).

Staff mailed 29 notices to property owners within 200', 18 in favor, 10 in opposition, 42 in favor outside 200', 7 opposed outside 200'; Denver Heights Neighborhood Association is opposed, and Dignowity Hill Neighborhood Association is in favor.

Gerardo Ituarte, applicant, stated he intends to build a hotel.

Public Comment

Mia Marie Pugh, spoke in opposition.

Mr. & Mrs. Miller yielded their time to Mia Marie Pugh.

Ester Ponce spoke in favor.

Jesse Sanchez, spoke in opposition.

Paula Carmona, spoke in favor.

Audrey Zamora, City Attorney, confirmed no court orders have been filed.

Rebuttal

Mr. Ituarte stated there is currently a boundary dispute and has met with the Mr. and Mrs. Miller in hopes of a resolution.

Motion

Commissioner Watson motioned for a continuance until October 1, 2024. Commissioner Barros seconded the motion. The motion carried by the following vote:

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

Nay: None.

ZONING CASE Z-2024-10700172 S (Council District 2): September 3, 2024

A request for a change in zoning from "AE-1 AHOD" Arts and Entertainment Airport Hazard Overlay District to "AE-1 S AHOD" Arts and Entertainment Airport Hazard Overlay District with a Specific Use Authorization for a Hotel on Lots 3 and 4, Block 109, NCB 1386, located at 1738 East Commerce Street. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Staff mailed 29 notices to property owners within 200', 12 in favor, 2 in opposition, no response from Denver Neighborhood Association, Dignowity Hill Neighborhood Association is in support; outside 200': 51 in favor.

No Public Comment

Motion

Commissioner Watson motioned for a continuance until October 1, 2024. Commissioner Barros seconded the motion. The motion carried by the following vote:

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

Nay: None.