

**City of San Antonio****Minutes**  
**Zoning Commission**  
Development and Business  
Services Center  
1901 S. Alamo

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**Tuesday, June 4, 2024****1:00 PM****1901 S. Alamo**

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The meeting was called to by Chair Sipes order at 1:07 PM and roll was called by the Dezarae Leal noting the following members present:

Roll Call – Present: Kellum, Hinojosa, Reyes, Bustamante, Hui, Sipes, Ortiz, Barros, Whitsett, Chase

Absent: Watson

THE FOLLOWING ITEMS MAY BE CONSIDERED AT ANY TIME DURING THE REGULAR MEETING:

1. (POSTPONED) **ZONING CASE Z-2024-10700047 (Council District 10)**: A request for a change in zoning from “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for Auto, Boat, and Recreational Vehicle Storage (Outdoor/Covered) to “MXD AHOD” Mixed Use Airport Hazard Overlay District with a maximum density of 25 units per acre on Lot P-5, NCB 15831, generally located in 14000 block of Nacogdoches Road. Staff recommends approval. (Associated Plan Amendment Case PA-2024-11600016) (Kellye Sanders, Planning Coordinator, (210) 207-2187, kellye.sanders@sanantonio.gov, Development Services Department).

This item was postponed and not heard at this meeting.

2. **ZONING CASE Z-2024-10700073 (Council District 3)** – (Continued from 5/07/2024): 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 “MF-33 MLOD-2 MLR-2 AHOD” Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 5.33 acres out of NCB 11126, located at 4337, 4343, and 4347 Commercial Avenue. Staff recommends approval. (Alexa Retana, Zoning Planner, (210) 207-5407, Alexa.Retana@sanantonio.gov, Development Services Department).

Staff mailed 30 notices to property owners, 2 in favor, 3 in opposition; Harlandale McCollum Neighborhood Association gave no response; outside 200': 1 opposed.

### **No Public Comment**

### **Motion**

Commissioner Hui motioned for a continuance until June 18, 2024. Commissioner Ortiz seconded the motion. The motion carried by the following vote:

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

**Nay:** None

3. **ZONING CASE Z-2023-10700197 CD (Council District 6)** – (Continued from 5/21/2024):

A request for a change in zoning from “O-2 MLOD-2 MLR-1 AHOD” High-Rise Office Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and “C-2 MLOD-2 MLR-1 AHOD” Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to “C-2 CD MLOD-2 MLR-1 AHOD” Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Oversized Vehicle and Vehicle Storage on Lot 9 and Lot 10, Block 18, NCB 15380 Save and Except 0.5806 acres out of Lot 10, located at 7523 West Military Drive and 7019 Woodgate Drive. Staff recommends denial. (Samantha Benavides, Zoning Planner, (210) 207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department).

Staff mailed 25 notices to property owners, 0 in favor, 0 in opposition; no registered Neighborhood Association within 200'.

Rogelio Arias, applicant, stated he intends to use the property for parking. He confirms that no 18 wheelers will be parked on the property.

### **Public Comment**

#### **Voicemail:**

Benjamin Alonzo, spoke in favor.

Ezekial Martinez, spoke in favor.

Jennifer Alvarez, spoke in favor.

John Pantoja, spoke in favor.

Mario Sosa, spoke in favor.

### **Motion**

Commissioner Hui motioned to approved item as presented. Commissioner Reyes seconded the motion. The motion carried by the following vote:

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

**Nay:** None

4. **ZONING CASE Z-2023-10700266 CD (Council District 7)** – (Continued from 5/21/2024):

A request for a change in zoning from “R-5 MLOD-2 MLR-2 AHOD” Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to “R-5 CD MLOD-2 MLR-2 AHOD” Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for three (3) dwelling units on Lot 57, Block 4, NCB 13892, located at 5518 Ivanhoe Street. Staff recommends denial. (Alexa Retana, Zoning Planner, (210) 207-5407, Alexa.Retana@sanantonio.gov, Development Services Department).

Staff mailed 44 notices to property owners, 0 in favor, 1 in opposition; Culebra Park and Thunderbird Hills Neighborhood Association requested a continuance.

### **No Public Comment**

### **Motion**

Commissioner Whitsett motioned for a continuance until July 16, 2024. Commissioner Barros seconded the motion. The motion carried by the following vote:

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

**Nay:** None

5. **ZONING CASE Z-2024-10700059 CD (Council District 2)** – (Continued from 5/21/2024): Assigning zoning to property generally located at the southeast corner of the intersection of Weichold Road and Interstate 10 East currently located Outside the City Limits by applying “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for Manufactured Home/Oversize Vehicle Sales, Service, and Storage on 16.371 acres out of CB 5088, and a request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District, and “NP-10 AHOD” Neighborhood Preservation Airport Hazard Overlay District to “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for Manufactured Home/Oversize Vehicle Sales, Service, and Storage on 19.297 acres out of NCB 18225, generally located at the southeast corner of the intersection of Weichold Road and Interstate 10 East. Staff recommends approval. (Associated Plan Amendment Case PA-2024- 11600022) (Joshua Jaeschke, Senior Planner, (210) 207-0255, Joshua.Jaeschke@sanantonio.gov, Planning Department).

Staff mailed 76 notices to property owners, 5 in favor, 20 in opposition; no registered Neighborhood Association; outside 200’: 77 opposed.

Ken Brown, applicant’s representative, stated a request for "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Manufactured Home/Oversized Vehicle Sales, Service and Storage. Neighborhood meetings were held to discuss concerns such as traffic.

Peak hours are between 10:00 am and 2:00 pm. The proposed zoning would generate 3 times less traffic than multi-family and 6 time less traffic than commercial.

Buffers have been expanded,

### **Voicemail:**

Alex Matos, spoke in opposition.  
Angela Keller spoke in opposition.  
Chelsea Bohleen, spoke in opposition.  
Clamika Smith, spoke in opposition.  
Corey Thomas, spoke in opposition.  
Craig Klempa, spoke in opposition.  
Erma Lucera, spoke in opposition.  
Gilbert Sotelo, spoke in opposition.  
Jo Most, spoke in opposition.  
Joseph Hudson, spoke in sport.  
Jose Flores, spoke in opposition.  
Laura Matthew, spoke in opposition.  
Lisa Lopez, spoke in opposition.  
Michael Dunnam, spoke in opposition.  
Norm Diaz, spoke in opposition.  
Patrick Blanton, spoke in opposition.  
Pushley Jams, spoke in support.  
Ricky Mehendra, spoke in opposition.  
Ryan Harden, spoke in opposition.  
Tamika Thomas, spoke in opposition.

**In person:**

Bill Kaufman, spoke in opposition.  
Bryan Gruis, spoke in opposition.  
Scott Hardwick, spoke in opposition.  
Claudia Ayers, spoke in opposition.  
Tiffany Escamilla, spoke in opposition.  
Deborah Doege, spoke in opposition.  
Warren Mack, spoke in opposition.  
Monica Klempa, spoke in opposition.  
Rebecca Painter, spoke in opposition.  
Michael Miranda, spoke in opposition.  
Jordan Weiss, spoke in opposition.  
David Suarez, spoke in opposition.

**Rebuttal**

Ken Brown stated the proposed zoning will have less traffic and larger buffers.

**Commission went into recess at 3:13 pm and reconvened at 3:25 pm**

**Motion**

Commissioner Bustamante motioned for a continuance to until June 18, 2024. Commissioner Whitsett seconded the motion. The motion failed by the following vote:

**Aye:** Bustamante, Hui, Ortiz, Whitsett

**Nay:** Kellum, Hinojosa, Reyes, Sipes, Barros, Chase

Commissioner Barros motioned to reconsider Item #5. The motion carried by the following vote:

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

**Nay:** None.

Commissioner Bustamante motioned for denial of Item #5. Commissioner Kellum seconded the motion. The motion carried by the following vote:

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

**Nay:** Chase

6. **ZONING CASE Z-2024-10700035 S ERZD (Council District 2):** June 4, 2024

A request for a change in zoning from “C-3 MLOD-1 MLR-1 AHOD ERZD” General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District to “C-3 S MLOD-1 MLR-1 AHOD ERZD” General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District with a Specific Use Authorization for Animal Clinic within the Edwards Recharge Zone on 2,922 square feet out of NCB 16331, located at 18206 Blanco Road. Staff recommends denial, with an alternate recommendation. (Associated Plan Amendment Case PA-2024-11600018) (Samantha Benavides, Zoning Planner, (210) 207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department).

Staff mailed 12 notices to property owners, 0 in favor, 0 in opposition no response from Sonterra Property Owners Association.

Michael Escalante, SAWS, stated they have visited the subject property and reviewed the application. He stated no new construction is being proposed. There were no sensitive geologic features observed on site nor is the site located within the floodplain. He stated there are no new construction being proposed therefore the existing impervious cover will not be increased on site. SAWS recommends approval with all the environmental recommendations within the SAWS report.

Brianna Moretti, representative, stated the property will be used as a Veterinary Clinic, for daytime appointments and minor surgeries. No pets are boarded overnight, kennels are used as holding areas while waiting for exams or for before and after surgery. There is no exterior scope, and no outdoor runs are included.

**No Public Comment**

**Motion**

Commissioner Barros motioned for approval as presented. Commissioner Ortiz seconded the motion.

Commissioner Barros withdraws motion. Commissioner Ortiz accepts the motion to

withdraw.

Commissioner Barros motioned for approval as recommend “C3-S”. Commissioner Barros seconded the motion. The motion carried by the following vote:

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

**Nay:** None

7. **ZONING CASE Z-2024-10700063 (Council District 2):** June 4, 2024

A request for a change in zoning from “IDZ RIO-1 DN UC-2 NCD-9 AHOD” Infill Development Zone River Improvement Overlay 1 Development Node Broadway Urban Corridor Westford Neighborhood Conservation Airport Hazard Overlay District with uses permitted in “O-2” High-Rise Office District, “C-2” Commercial District and a Bar/Tavern with or without cover charge 3 or more days per week to “IDZ-2 RIO-1 DN UC-2 NCD-9 AHOD” Medium Intensity Infill Development Zone River Improvement Overlay 1 Development Node Broadway Urban Corridor Westford Neighborhood Conservation Airport Hazard Overlay District with uses permitted in “C-2” Commercial District, a Hotel over 35’, Bar/Tavern with or without cover charge 3 or more days per week, and Club-Private on Lots 1-4, 7-12, P-100-103, and P-105-106, Block 33, NCB 1763, located at 100 Appler Street. Staff recommends Approval. (Samantha Benavides, Zoning Planner, (210) 2076034, Samantha.Benavides@sanantonio.gov, Development Services Department).

Staff mailed 18 notices to property owners, 1 in favor, 1 in opposition; Westfort Alliance Neighborhood Association is in favor with conditions.

**No Public Comment**

**Motion**

Commissioner Hui motioned for approval as amended (amended site plan). Commissioner Barros seconded the motion. The motion carried by the following vote:

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

**Nay:** None

8. **ZONING CASE Z-2024-10700066 S CD (Council District 8):** June 4, 2024

A request for a change in zoning from “C-3 S AHOD” General Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Hospital taller than 35 feet with a Helistop to “C-3 S CD AHOD” General Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Hospital taller than 35 feet with a Helistop and a Conditional Use for a Solar Farm on 5.009 acres out of NCB 13663, located at 2827 Babcock Road. Staff recommends Approval. (Kellye Sanders, Planning Coordinator, (210) 207-2187, kellye.sanders@sanantonio.gov, Development Services Department).

Staff mailed 8 notices to property owners, 0 in favor, 0 opposition; no registered Neighborhood Association within 200’.

Ron Hardin, of Erthos, the applicant, stated the proposed solar farm will be tucked away in the

back and not visible.

**No Public Comment**

**Motion**

Commissioner Ortiz motioned for approval as presented. Commissioner Barros seconded the motion. The motion carried by the following vote:

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

**Nay:** None

9. **ZONING CASE Z-2024-10700084 (Council District 4):** June 4, 2024

A request for a change in zoning from “NP-10 MLOD-2 MLR-1 AHOD” Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, “R-4 MLOD-2 MLR-1 AHOD” Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, “C-3R MLOD-2 MLR-1 AHOD” General Commercial Restrictive Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, and “I-1 MLOD-2 MLR-1 AHOD” General Industrial District to “R-4 MLOD-2 MLR-1 AHOD” Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 24.135 acres out of NCB 17364 and NCB 11298, located at 9371 Interstate 35 South. Staff recommends Approval. (Associated Plan Amendment PA-2024-11600028) (Eradio Gomez, Senior Planner, (210) 207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department).

Staff mailed 20 notices to property owners, 5 in favor, 0 in opposition; no registered Neighborhood Association within 200’.

**No Public Comment**

**Motion**

Commissioner Hui motioned for approval as presented. Commissioner Barros seconded the motion. The motion carried by the following vote:

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

**Nay:** None

10. **ZONING CASE Z-2024-10700098 (Council District 1):** June 4, 2024

A request for a change in zoning from “MF-33 AHOD” Multi-Family Airport Hazard Overlay District to “IDZ-2 AHOD” Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in “MF-33” Multi-Family District on the west 50 feet of Lot 3, the northeast 5.55 feet of Lot 3, and the southwest 44.45 feet of Lot 4, Block 5, NCB 831, located at 1010 and 1014 East Euclid Avenue. Staff recommends approval. (Eradio Gomez, Zoning Senior Planner, (210) 207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department).

Staff mailed 25 notices to property owners, 0 in favor, 0 in opposition; no registered no response from the Tobin Hill Community.

**No Public Comment****Motion**

Commissioner Hui motioned for a continuance until June 18, 2024. Commissioner Ortiz seconded the motion. The motion carried by the following vote:

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

**Nay:** None

11. **ZONING CASE Z202410700099 (Council District 8):** June 4, 2024

A request for a change in zoning from “I1 UC1 MLOD1 MLR2” General Industrial IH10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to “C3 NA UC1 MLOD1 MLR2” General Commercial Nonalcoholic Sales District IH10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District on 5.307 acres out of NCB 14862, located at 11900 Interstate Highway 10 West. Staff recommends approval. (Bronte Frere, Zoning Planner, (210) 2075876, Bronte.Frere@sanantonio.gov, Development Services Department).

Staff mailed 9 notices to property owners, 0 in favor, 0 in opposition; no response from the Riot Commons Community Organization.

**No Public Comment****Motion**

Commissioner Hui motioned for approval as presented. Commissioner Barros seconded the motion. The motion carried by the following vote:

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

**Nay:** None

12. **ZONING CASE Z-2024-10700100 (Council District 1):** June 4, 2024

A request for a change in zoning from “C-1 AHOD” Light Commercial Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on 2,500 square feet out of NCB 11714, located at 7300 Blanco Road. Staff recommends approval. (Alexa Retana, Zoning Planner, (210) 207-5407, Alexa.Retana@sanantonio.gov, Development Services Department).

Staff mailed 81 notices to property owners, 2 in favor, 0 in opposition; Greater Harmony Hills Neighborhood Association does not oppose.

**No Public Comment****Motion**

Commissioner Hui motioned for approval as presented. Commissioner Barros seconded the motion. The motion carried by the following vote:



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

13. **ZONING CASE Z-2024-10700101 CD (Council District 1):** June 4, 2024

A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-4 CD AHOD” Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Professional Office on Lot 9, Block 93, NCB 8827, located at 1706 Alametos Street. Staff recommends approval. (Samantha Benavides, Zoning Planner, (210) 207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department).

Staff mailed 28 notices to property owners, 1 in favor, 0 in opposition; no response from the Los Angeles Heights Neighborhood Association & San Antonio Texas District One Resident Association

**No Public Comment**

**Motion**

Commissioner Hui motioned for approval as presented. Commissioner Barros seconded the motion. The motion carried by the following vote:

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

14. **ZONING CASE Z-2024-10700103 CD (Council District 8):** June 4, 2024

A request for a change in zoning from “C-3 MLOD-1 MLR-1 AHOD” General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to “C-3 CD MLOD-1 MLR-1 AHOD” General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Parking and/or Storage - Long Term on 7.5 acres out of NCB 15825, generally located in the 15000 block of Vance Jackson Road. Staff recommends Approval. (Samantha Benavides, Zoning Planner, (210) 207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department).

Staff mailed 14 notices to property owners, 1 in favor, 0 opposition; no registered Neighborhood Association within 200’.

**No Public Comment**

**Motion**

Commissioner Hui motioned for approval as presented. Commissioner Barros seconded the motion. The motion carried by the following vote:

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

15. (POSTPONED) **ZONING CASE Z-2024-10700104 (Council District 5):** A request for a

change in zoning from “I-2 AHOD” Heavy Industrial Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on 0.3014 acres on the west 120.26 feet of Lot 48, and the west

119.75 feet of Lot 49, NCB 2585, located at 417 Probandt Street. Staff recommends approval. (Bronte Frere, Zoning Planner, (210) 207-5876, Bronte.Frere@sanantonio.gov, Development Services Department).

This item was postponed and not heard at this meeting.

16. **ZONING CASE Z-2024-10700105 (Council District 5):** June 4, 2024

A request for a change in zoning from “I-1 MLOD-2 MLR-2 AHOD” General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and “C-2 MLOD-2 MLR-2 AHOD” Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to “MF-65 IDZ MLOD-2 MLR-2 AHOD” Urban Multi--Family Infill Development Zone Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 13, Block 4, NCB 2313, located at 120 South Trinity Street. Staff recommends Denial, with an Alternate Recommendation. (Alexa Retana, Planner, (210) 207-5407, Alexa.Retana@sanantonio.gov, Development Services Department).

Staff mailed 32 notices to property owners, 0 in favor, 0 opposition; Historic Westside Residents Neighborhood Association in favor and Prospect Hill Neighborhood Association gave no response.

Emile Weissler, applicant’s representative, stated the subject property is currently home to a 48-unit senior affordable housing development (Sacred Heart Villa). The proposed rezoning from C-2 and I-1 to MF-65 IDZ is to facilitate the addition of approximately 47 additional senior affordable residential units on the subject property with a reduction to the parking requirement. This is a strictly senior residential community, and existing units serve residents at 30% Area Median Income (AMI). Vehicular use is minimal and the current parking lot on the portion of the property zoned I-1 is severely underutilized. The expansion of Sacred Heart Villa will bring additional affordable residents to seniors within the community and will also accommodate additional community spaces for all residents.

Ellen Moskalik, Cesar Chavez Foundation, stated all units on the subject property are classified as affordable for senior residents.

**Commissioner Barros exited the Board Room at 4:30 pm.**

**No Public Comment**

**Motion**

Commissioner Bustamante motioned for approval as presented. Commissioner Ortiz seconded the motion. The motion carried by the following vote:

**Aye:** Kellum, Hinojosa, Reyes, Hui, Sipes, Whitsett, Chase

**Nay:** None

17. **ZONING CASE Z-2024-10700106 HL (Council District 3):** June 4, 2024

A request for a change in zoning from “R-4 MPOD-1 AHOD” Residential Single-Family Mission Concepcion Mission Protection Overlay Airport Hazard Overlay District to “R-4 HL MPOD-1 AHOD” Residential Single-Family Historic Landmark Mission Concepcion Mission Protection Overlay Airport Hazard Overlay District on Lot 3, the west 20 feet of Lot 4, and the west 60 feet of the east 145 feet of Lot 15, Block 3, NCB 6514, located at 139 Palo Blanco Street. Staff recommends approval. (Kellye Sanders, Planning Coordinator, (210) 207-2187, kellye.sanders@sanantonio.gov, Development Services Department).

Staff mailed 37 notices to property owners, 0 in favor, 0 in opposition; no response from Roosevelt Park Neighborhood Association within 200’.

**No Public Comment**

**Motion**

Commissioner Hui motioned for approval as presented. Commissioner Barros seconded the motion. The motion carried by the following vote:

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

**Nay:** None

18. **ZONING CASE Z-2024-10700114 (Council District 3):** June 4, 2024

A request for a change in zoning from “R-6 MC-1 AHOD” Residential Single-Family Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District to “C-2 MC-1 AHOD” Commercial Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District on Lot P-1A, NCB 11152, located at 7902 South Flores Street. Staff recommends Approval. (Associated Plan Amendment Case PA-2024-11600039) (Alexa Retana, Zoning Planner, (210) 207-5407, Alexa.Retana@sanantonio.gov, Development Services Department).

Staff mailed 12 notices to property owners, 0 in favor, 0 opposition; no response from Harlandale-McCollum Neighborhood Association or Harlandale Acres Neighborhood Association.

**No Public Comment**

**Motion**

Commissioner Hui motioned for approval as amended (The amended request is “C-2NA” Commercial Non-Alcoholic Sales District with all overlays staying the same)

Commissioner Barros seconded the motion. The motion carried by the following vote:

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

**Nay:** None

19. Discussion and Consideration of Cancellation of the July 2, 2024, Zoning Commission meeting.

**Motion**

Commissioner Whitsett motioned for cancelation of the July 2, 2024, Zoning Commission meeting. Commissioner Barros seconded the motion. The motion carried by the following vote:

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

**Nay:** None

### **Approval of Minutes**

20. Consideration and Approval of the May 21, 2024, Zoning Commission Minutes.

#### **Motion**

Commissioner Whitsett motioned to approve minutes as amended. Commissioner Reyes seconded the motion. The motion carried by the following vote:

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

**Nay:** Bustamante

#### **Director's Report**

No report was given.

#### **Staff Announcements**

None

**Adjournment**

There being no further discussion, the meeting was adjourned at 4:37 PM.

APPROVED BY: \_\_\_\_\_ or \_\_\_\_\_  
Chairman Vice-Chair

DATE: \_\_\_\_\_

ATTESTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
Executive Secretary