

**ZONING CASE Z-2024-10700027 (Council District 1) – April 16, 2024**

A request for a change in zoning from “C-3NA NCD-5 AHOD” General Commercial Nonalcoholic Sales Beacon Hill Neighborhood Conservation Overlay Airport Hazard Overlay District and “O-2 NCD-5 AHOD” High-Rise Office Beacon Hill Neighborhood Conservation Overlay Airport Hazard Overlay District to “IDZ-3 NCD-5 AHOD” High Intensity Infill Development Zone Beacon Hill Neighborhood Conservation Overlay Airport Hazard Overlay District with uses permitted in “C-2” Commercial District, Tattoo Parlor, and Bar/Tavern on Lot 24, Lot 25, and Lot 26, Block 2, NCB 3031, located at 708 Fredericksburg Road. Staff recommends denial. (Associated Plan Amendment PA-2024-11600008) (Alexa Retana, Zoning Planner, (210) 207-5407, [Alexa.Retana@sanantonio.gov](mailto:Alexa.Retana@sanantonio.gov), Development Services Department).

Staff mailed 37 notices to property owners, 0 returned in favor, 3 returned in opposition and Beacon Hill Neighborhood Association is in favor and no response received from Uptown Neighborhood Association.

Emilie Weissler, representative, stated they would like to amend their request to “IDZ-2” with uses permitted in “C-2NR” tattoo parlor and bar/tavern close at midnight. She stated the purpose of this request is to bring existing commercial mixed-use building uses into compliance as a portion is inconsistent with uses. She stated they have been working closely with the neighborhood association who are in support of this request.

**Public Comment**

**Voicemail**

Cythina Spielman, spoke in favor.

**In Person**

Jack Finger, spoke in opposition.

Sharyll Teneyuca, spoke in favor however did expressed concerns with parking.

**Rebuttal**

Emilie Weissler, representative, stated a cooperative parking agreement with the city would be implemented.

**Motion:** Commissioner Kellum motioned to approve “IDZ-2” with uses permitted in “C-2NR”, tattoo parlor and bar/tavern.

**Second:** Commissioner Watson

**In Favor:** Unanimous

**Opposed:** None

**MOTION PASSES**

**ZONING CASE Z-2024-10700027 (Council District 1) – March 19, 2024**

A request for a change in zoning from “C-3NA NCD-5 AHOD” General Commercial Nonalcoholic Sales Beacon Hill Neighborhood Conservation Overlay Airport Hazard Overlay District and “O-2 NCD-5 AHOD” High Rise Office Beacon Hill Neighborhood Conservation Overlay Airport Hazard Overlay District to “IDZ-3 NCD-5 AHOD” High Intensity Infill Development Zone Beacon Hill Neighborhood Conservation Overlay Airport Hazard Overlay District with uses permitted in “C-2” Commercial District, Tattoo Parlor, and Bar/Tavern on Lot 24, Lot 25, and Lot 26, Block 2, NCB 3031, located at 708 Fredericksburg Road. Staff recommends denial. (Associated Plan Amendment PA-2024-11600008) (Alexa Retana, Zoning Planner, (210) 207-5407, [Alexa.Retana@sanantonio.gov](mailto:Alexa.Retana@sanantonio.gov), Development Services Department).

**Public Comment**

**Voicemail**

Jack Finger, spoke in opposition.

**Motion:** Commissioner Watson motioned for a continuance until April 16, 2024  
**Second:** Commissioner Kellum  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES**