

**Item #16**

**ZONING CASE Z-2023-10700288 S (Council District 1):** Continued from 11/07/2023

A request for a change in zoning from "R-6 UC-4 AHOD" Residential Single-Family North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District and "R-6 AHOD" Residential SingleFamily Airport Hazard Overlay District to "C-1 S UC-4 AHOD" Light Commercial North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District with a Specific Use Authorization for Commercial Parking Lot and "C-1 S AHOD" Light Commercial Airport Hazard Overlay District with a Specific Use Authorization for Commercial parking Lot on 0.419 acres out of NCB 6518 and NCB 6805, and "NC S AHOD" Neighborhood Commercial Airport Hazard Overlay District with a Specific Use Authorization for Commercial Parking Lot on 0.341 acres out of NCB 3053, a total of 0.419 acres out of NCB 6518 and NCB 6805, and 0.341 acres out of NCB 3053, located at 119 and 134 Terry Court, and 402 and 406 East French Place. Staff recommends Approval. (Kellye Sanders, Planning Coordinator, 210-207-2187, [kellye.sanders@sanantonio.gov](mailto:kellye.sanders@sanantonio.gov), Development Services Department

Staff stated 46 notices were mailed to property owners, 9 returned in favor; 3 returned in opposition; Tobin Hill Neighborhood Association is in opposition. Outside 200 feet, 1 returned in favor.

Applicant’s representative, Patrick Christensen, comes to the podium proposing to rezone parking lot of St Sophia’s Greek Orthodox Church so that the church can charge a fee during non-mass days to raise revenue. Preliminary site plan is 26-34 parking spaces, paved, tag or app for payment, not interested in towing vehicles.

**Rebuttal**

Patrick Christensen, returns to the podium to clarify the home the church owned had to be torn down because they could not afford to restore it. Preliminary site plan is 26-34 parking spaces, paved, tag or app for payment, not interested in towing vehicles.

**Public Comment**

**Voicemails**

- Chad Carey, is in support.
- Rick Schell, is in opposition.
- Patrick Reck, is in opposition.

**Motion:** Commissioner Kellum approves item as presented  
**Second:** Commissioner Fuentes  
**In Favor:** Reyes, Hui, Ortiz, Barros, Whitsett, Chase, Bustamante  
**Opposed:** Watson, Sipes

**MOTION PASSES**