

ZONING CASE Z-2022-10700053 CD (Council District 1) - April 5, 2022

A request for a change in zoning from "R-6 CD H UC-4 AHOD" Residential Single-Family Historic Tobin Hill North St. Mary's Street Urban Corridor Airport Hazard Overlay District with a Conditional Use for a Day Care Center to "R-6 CD IDZ H UC-4 AHOD" Residential Single-Family Infill Development Zone Historic Tobin Hill North St. Mary's Street Urban Corridor Airport Hazard Overlay District with a Conditional Use for Food Service Establishment on West 16.5 feet of Lot 11, Block 3, NCB 2964, located at 536 East Courtland Place. Staff recommends Approval. (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@sanantonio.gov, Development Services Department)

Staff stated 27 notices were mailed to property owners within 200 feet, 0 returned in favor, 1 returned in opposition, and Tobin Hill Neighborhood Association is in favor.

Patrick Christensen, representative, requested R6 CD for a restaurant.

Public Comment:

Byron Berkus, 535 E. Dewey Place, spoke in opposition.

Voicemail:

Joseph Smith, 2213 N. St. Mary's, spoke in favor.

Polly Toro, 602 E. Dewey Place, spoke in opposition.

Sunita Patel, 605 Kendall St., spoke in opposition.

The Commission asked the applicant and staff questions concerning the request. The applicant and staff responses were heard by the Commission as well as other testimonies offered, followed by a discussion among members before the vote.

Motion: Commissioner Greathouse made a motion for Approval with conditions:

- 1) Hours of operation: Sunday through Wednesday, 9:00 A.M. to 10:00 P.M.
- 2) Hours of operation: Thursday through Saturday, 9:00 A.M. to 11:00 P.M.
- 3) No outdoor amplification

Second: Commissioner Barros

In Favor: Watson, Fuentes, Kamath, Hui, Ortiz, Barros, McDaniel, Greathouse, Sipes, Bustamante

Opposed: None

Motion carried as Approval with conditions.