

**Item #6****ZONING CASE Z-2023-10700038 CD (Council District 7):** Continued from 07/18/2023

A request for a change in zoning from "R-6 UC-3 AHOD" Residential Single-Family Fredericksburg Road Urban Corridor Overlay Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 CD UC-3 AHOD" Residential Single-Family Fredericksburg Road Urban Corridor Overlay Airport Hazard Overlay District with a Conditional Use for Professional Office and "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Professional Office on Lot 40, Block 34, NCB 1936, located at 1718 West Gramercy Place. Staff recommends Approval. (Adolfo Gonzalez, Zoning Planner, 210-207-5407, [adolfo.gonzalez@sanantonio.gov](mailto:adolfo.gonzalez@sanantonio.gov), Development Services Department)

Staff mailed 27 notices to property owners within 200 feet, 0 returned in favor, 2 returned in opposition; no response from Jefferson & Woodlawn Lake Neighborhood Association; 1 opposed outside 200 feet.

Applicant, Albert Botello is present and is requesting to have a 400 square foot office in his home. He further states there are various surrounding businesses in the immediate area.

**No Public Comment****Voicemails**

- Bianca Maldonado, is in opposition.
- Ted Guerra, is in opposition.

**Rebuttal:**

Mr. Botello states the property has parking for 3-4 spaces. Also, further stating the surrounding area has plenty of commercial property.

**Motion:** Chair Sipes to deny item as presented.

**Second:** Commissioner Watson

**In Favor:** None

**Opposed:** Ortiz, Hui, Fuentes, Reyes, Barros, Whitsett, Kellum, Bustamante

**MOTION FAILS**

**Motion:** Commissioner Bustamante to reconsider item as presented

**Second:** Commissioner Fuentes

**In Favor:** Watson, Reyes Hui, Ortiz, Barros, Whitsett, Kellum, Bustamante,

**Opposed:** Sipes

**MOTION PASSES**

**Motion:** Commissioner Bustamante to approve item as presented

**Second:** Commissioner Fuentes

**In Favor:** Reyes Hui, Ortiz, Barros, Whitsett, Kellum  
**Opposed:** Sipes  
**Abstain:** Watson

**MOTION PASSES**