

ZONING CASE Z-2019-10700296 (Council District 1) June 7, 2022

A request for a change in zoning from “C- 1” Light Commercial District, “C-2” Commercial District, “C-3NA” General Commercial Nonalcoholic Sales District, “C-3NA CD” General Commercial Nonalcoholic Sales District with a Conditional Use for Outside Storage and Warehousing, “I-1” General Industrial District, “MF-33” Multi-Family District, “MF-33 S” Multi-Family District with a Specific Use Authorization for a Daycare, “O-2” High-Rise Office District, “R-6” Residential Single-Family District, “R-6 CD” Residential Single-Family District with a Conditional Use for a Professional Office, “RM-4” Residential Mixed District, “RM-4 CD” Residential Mixed District with a Conditional Use for Art Gallery to “C-1” Light Commercial District, “C-1 CD” Light Commercial District with a Conditional Use for a Gunsmith, “C-2 CD” Commercial District with a Conditional Use for Auto Glass, “C-2NA” Commercial Nonalcoholic Sales District, “IDZ-1” Limited Intensity Infill Development Zone District with uses permitted in “C-1” Light Commercial District and “RM-4” Residential Mixed District, “R-3” Single-Family Residential District, “R-3 CD” Single-Family Residential District with a Conditional Use for four dwelling units, “R-4 ” Residential Single-Family District, “R-4 CD” Residential Single-Family District with a Conditional Use for two dwelling units, “R-5” Residential Single-Family District, “R-5 CD” Residential Single-Family District with a Conditional Use for two dwelling units, “R-5 CD” Residential Single-Family District with a Conditional Use for three dwelling units, “R-6” Residential Single-Family District, “R-6 CD” Residential Single-Family District with a Conditional Use for a Medical Clinic, “R-6 CD” Residential Single-Family District with a Conditional Use for a Professional Office, “R-6 CD” Residential Single-Family District with a Conditional Use for two dwelling units, “R-6 CD” Residential Single-Family District with a Conditional Use for three dwelling units, “R-6 CD” Residential Single-Family District with a Conditional Use for four dwelling units, “RM-4” Residential Mixed District, “RM-5” Residential Mixed District, “RM-6” Residential Mixed District, “RM-6 CD” Residential Mixed District with a Conditional Use for a Noncommercial Parking Lot, with all overlay districts of “H” Historic Landmark, “NCD-5” Beacon Hill Neighborhood Conservation District, and “AHOD” Airport Hazard Overlay District remaining unchanged, on 198.053 acres out of NCB 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1843, 1844, 1845, 1846, 1847, 1848, 1850, 1851, 1852, 1853, 1854, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1894, 1926, 1927, 1928, 2937, 3030, 3031, 6407, 6408, 6410, 6521, 6522, 6523 generally bounded by West Gramercy Place to the North, San Pedro Avenue to the East, West Ashby Place to the South, and Fredericksburg Road to the Southeast. Staff recommends Approval. (Forrest Wilson, Senior Planner, (210) 207-0157, forrest.wilson@sanantonio.gov, Development Services Department)

Staff stated 1108 notices were mailed to property owners within 200 feet, 3 returned in favor, 6 returned in opposition, and the Beacon Hill Neighborhood Association is in favor.

Public Comment:

Max Woodward, 823 Fredericksburg road, - opposed
Voicemails:

Cosima Coldern, 817 W Magnolia, - in favor

Motion: Commissioner Sipes made a motion for approval with an amendment for 1008 W Gramercy to R-6 CD for 3 units

Second: Commissioner Ortiz

In Favor: Watson, Fuentes, Kamath, Hui, Ortiz, Barros, Whyte, Lugalia-Hollon, Sipes, Bustamante

Opposed: None

Motion carried as Approval.

Commissioner Greathouse returned to the board room at 1:49 P.M.

