

Item # 10 **ZONING CASE Z-2022-10700094 CD (Council District 1)**: A request for a change in zoning from "C-2 NCD-8 AHOD" Commercial Woodlawn Lake Neighborhood Conservation Airport Hazard Overlay District to "C-2 CD NCD-8 AHOD" Commercial Woodlawn Lake Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for a Bar/Tavern with Cover Charge 3 or More Days Per Week on Lots 7-11, the west 5-feet of Lot 12, and Lot P-104, Block 8, NCB 2026, generally located at 1016/1024 Cincinnati Avenue. Staff recommends Denial. (Associated Plan Amendment PA-2022-11600030) (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@sanantonio.gov, Development Services Department)

Staff stated 20 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition. 24 notices were received in favor outside the 200 feet. Jefferson Neighborhood Association, Fox Run Neighborhood Association, and Woodlawn Neighborhood Association are in support.

Rene Zamora, 10342 Lark Drive, applicant, owner of Lighthouse Lounge. Zoning change request for ability to have amplified sound outside of establishment.

Public Comment

J.J. Lopez, 122 Manning, spoke in support.

Voicemails

Andrea Garza, P.O. Box 100315, President of Woodlawn Lake Neighborhood Association spoke in support with amendments.

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. Applicant was asked if the request could include a condition that outdoor amplification of sound was only permitted from 4:00pm to 12:00am Tuesday through Sunday. Applicant agreed to this condition.

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

Second: Commissioner Barros

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

Opposed: None

Motion carried as Approval with Conditions.