

ZONING CASE Z-2022-10700220 (Council District 1): 10/18/2022

A request for a change in zoning from “C-1” Light Commercial District, “C-2” Commercial District, “C-2NA” Commercial Nonalcoholic Sales District, “C-3” General Commercial District, “C-3NA” General Commercial Nonalcoholic Sales District, “C-3R” General Commercial Restrictive Alcoholic Sales District, “MF-33” Multi-Family District, “O-2” High-Rise Office District, “R-3” Single-Family Residential District, “R-4” Residential Single-Family District, “R-6” Residential Single-Family District, “RM-4” Residential Mixed District to “C-1” Light Commercial District, “C-2” Commercial District, “C-2NA” Commercial Nonalcoholic Sales District, “O-1” Office District, “R-1” Single-Family Residential District, “R-2” Single-Family Residential District, “R-3” Single-Family Residential District, “R-4” Residential Single-Family District, “R-4 CD” Residential Single-Family District with a Conditional Use for two, three, or four dwelling units, “R-5” Residential Single-Family District, “R-5 CD” Residential Single-Family District with a Conditional Use for two, three, or four dwelling units, “R-6” Residential Single-Family District, “R-6 CD” Residential Single-Family District with a Conditional Use for two, three, or four dwelling units, “RM-4” Residential Mixed District, “RM-4 CD” Residential Mixed District with a Conditional Use for Professional Office, “RM-5” Residential Mixed District, “RM-6” Residential Mixed District, and “IDZ-1” Limited Intensity Infill Development Zone with uses for two dwelling units and Professional Office, with all overlay districts of “H” Historic Landmark, “NCD-2” Alta Vista Neighborhood Conservation District, and “AHOD” Airport Hazard Overlay District remaining unchanged, on 275.93 acres out of NCB 1795, 1796, 1799, 1800, 1813, 1814, 1815, 1816, 1817, 1818, 1830, 1831, 1832, 1833, 1840, 1841, 1842, 1854, 1856, 1857, 1864, 1865, 1866, 1867, 1876, 1877, 1878, 1879, 1890, 1891, 1892, 1893, 2938, 6433, 6434, 6435, 6436, 6437, 6438 generally bounded by West Gramercy Place to the North, San Pedro Avenue to the East, West Ashby Place to the South, and the Union Pacific Railroad tracks to the West of Ripley Avenue. Staff recommends Approval. (Forrest Wilson, Senior Planner, (210) 207-0157, forrest.wilson@sanantonio.gov, Development Services Department)

Staff mailed 781 notices to property owners within 200 feet, 1 returned in favor, 1 returned in opposition; Alta Vista Neighborhood Association is in favor.

Applicant, DSD (Logan Sparrow) is present.

No Public Comment

Motion:	Commissioner Sipes to approve item as presented.
Second:	Commissioner Lugalía-Hollon
In Favor:	Unanimous
Opposed:	None
Recused:	Commissioner Greathouse

MOTION PASSES