

**Item #3**

**Z-2020-10700029 CD**

**ZONING CASE Z-2020-10700029 CD (Council District 1): February 18, 2020**

A request for a change in zoning from “I-1” General Industrial District, “C-2” Commercial District, “MF-33” Multi-Family District, (all overlay districts of “RIO-1” River Improvement Overlay District, “H” River Road Historic Overlay District, “AHOD” Airport Hazard Overlay District remain unchanged) to “O-1” Office District, “C-1” Light Commercial District, “C-1 CD” Light Commercial District with a Conditional Use for a Gas Station, “NC” Neighborhood Commercial District, “C-1 CD” Light Commercial District with a Conditional Use for a Car Wash, “R-4 CD” Residential Single-Family District with a Conditional Use for a Non-Commercial Parking Lot, “R-4 CD” Residential Single-Family District with a Conditional Use for an Apparel & Accessory Store, “R-3” Residential Single-Family District, and “R-4” Residential Single-Family District, (all overlay districts of “RIO-1” River Improvement Overlay District, “H” River Road Historic Overlay District, “AHOD” Airport Hazard Overlay District remain unchanged), on 4.047 acres out of NCB, generally bounded by East Magnolia Avenue to the South, and parcels along the East side of North Saint Mary’s Street. Staff recommends Approval. (Juanita Romero, Senior Planner, (210) 207-7232, [juanita.romero@sanantonio.gov](mailto:juanita.romero@sanantonio.gov), Development Services Department)

Staff stated 55 notices were mailed to property owners within 200 feet, 7 returned in favor, and 1 returned in opposition and the River Road Neighborhood Association is in favor and 7 in favor and 1 opposed outside the 200’ radius.

**The Following Citizens appeared to speak.**

Arlene Fisher, Vice Chair River Road Neighborhood Association, spoke in favor

Jemma Kennedy, 509 River Road, spoke in favor

Patricia Pratchett, 733 E. Woodlawn, spoke in favor

Carlos Rodriguez Vidal, 101 Lindell Place, spoke in favor

Bill Leighton, 3506 N. St. Mary’s, spoke in favor

Matt Pepping, 3506 N. St. Mary’s, spoke in favor

Lucy Wilson, 130 Magnolia, spoke in favor

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

**Motion:** Commissioner McGhee asked for a motion for item as presented.

**Motion:** Commissioner Greathouse made a motion for **Approval with the removal of the Bombay Bike Club tract.**

**Second:** Gibbons

**In Favor:** Greathouse, Gibbons, Romero, Bustamante, Whyte, Hui, Toson, Kamath, Sipes, McGhee

**Opposed:** None

**Motion Carried**