

ZONING CASE Z-2024-10700165 (Council District 3): April 15, 2025

A request for a change in zoning from “I-1” General Industrial District, “C-3” General Commercial District, “C-3NA” General Commercial Nonalcoholic Sales District, “C-3R” General Commercial Restrictive Alcoholic Sales District, “C-2” Commercial District, “C-2NA” Commercial Nonalcoholic Sales District, “C-2 CD” Commercial District with a Conditional Use for a Welding Shop with Screening of Outside Storage, “C-1” Light Commercial District, “MF-33” Multi-Family District, “MF-33 CD” Multi-Family District with a Conditional Use for One Mobile Home, “MF-18” Limited Density Multi-Family District, “R-4” Residential Single-Family District, “O-1” Office District and “O-2 CD” High-Rise Office District with a Conditional Use for a Print Shop to “C-2” Commercial District, “C-2NA CD” Commercial Nonalcoholic Sales District with a Conditional Use for a Wrecker Service, “MF-33” Multi-Family District, “RM-6” Residential Mixed District, “RM-4” Residential Mixed District, “R-6” Residential Single-Family District, “R-5” Residential Single-Family District, “R-4” Residential Single-Family District, “R-4 CD” Residential Single-Family District with a Conditional Use for Furniture Repair/Upholstering, and with all overlay districts of “MLOD-2 MLR-2” Lackland Military Lighting Overlay Military Lighting Region 2 District, “HL” Historic Landmark District, and “AHOD” Airport Hazard Overlay District remaining unchanged on approximately 479 acres out of NCB 8935, 9305, 9306, 9307, 9308, 9337, 9338, 9339, 9340, 9347, 9348, 9349, 9350, 9359, 9351, 9365, 9366, 9367, 9368, 9382, 9383, 9384, 9385, 9386, 9387, 9388, 9389, 9390, 9391, 9392, 9393, 9394, 9395, 9396, 9397, 9398, 9399, 9413, 9414, 9415, 9416, 9417, 9418, 9419, 9420, 9421, 9422, 9423, 9424, 9425, 9426, 9437, 9438, 9439, 9440, 9441, 9442, 9443, 9445, 9446, 9447, 9448, 9449, 9450, 9463, 9451, 9452, 9464, 9465, 9466, 9467, 9502, 9503, 11076, 11090, and 11092, generally bounded by Southwest Military Drive and Clovis Place to the North, Commercial Avenue to the East, West Petaluma Boulevard to the South, and Six Mile Creek to the West. Staff recommends Approval. (Ashley Leal, Senior Planner, 210- 207-6311, ashley.leal@sanantonio.gov, Development Services Department)

Staff mailed 1326 notices to property owners within 200’, 11 in favor, 10 in opposition; outside 200’: 1 in favor, 0 opposed; Hallandale-McCollum Neighborhood Association is in favor.

Public Comment

Brenda Pacheco, spoke in support.

Eileen Camarillo, spoke in support.

Voicemail

Julie Rodriguez, spoke in support.

Robert Solano, stated he would like to leave his address as commercial.

Motion

Commissioner Watson motioned for approval as amended. Commissioner Barros seconded the motion. The motion carried by the following vote:

Aye: Watson, Barros, Kellum, Bustamante, Ortiz, Gonzales, Hui, Whitsett, Chase, Reyes Sipes.

Nay: None.