

ZONING CASE Z-2025-10700031 (Council District 4): March 18, 2025

A request for a change in zoning from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 47, Block 31, NCB 15850, located at 1245 Boling Brook Street. Staff recommends Denial. (Eradio Gomez, Senior Planner, (210) 207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

Staff mailed 32 notices to property owners within 200', 0 in favor, 0 opposed; no registered Neighborhood Association.

Rene La Fuente, applicant's representative amended to "C-1 CD" Light Commercial with Conditional Use for Auto and Truck Repair.

Benny Campos, applicant, stated he intends to operate a smaller shop with same day service. Additionally, he would like to get the community involved in learning the trade as vocational schooling can be costly.

Motion

Commissioner Reyes motioned for approval with Conditions as read into the record:

- 1) No temporary signage: wind-wavers, snipes, bandit or pennant signs.
- 2) Downward facing lighting
- 3) Hours of Operation: Monday – Saturday, 7:00 am – 7:00 pm

Commissioner Ortiz seconded the motion. The motion carried by the following vote:

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

Nay: None.