

**Item #4**

**ZONING CASE Z-2022-10700304 (Council District 5): June 6, 2023**

A request for a change in zoning from “C-1” Light Commercial District, “C-1 CD” Light Commercial District with Conditional Use for a Shoe Repair Shop, “C-2” Commercial District, “C-2NA” Commercial Nonalcoholic Sales District, “C-2 NA CD” Commercial Nonalcoholic Sales District with a Conditional Use for Sand or Gravel-Storage and Sales, “C-2 CD” Commercial District with a Conditional Use for a Welding Shop, “C-2 CD” Commercial District with a Conditional Use for Auto Paint And Body Repair With Outside Storage of Vehicles and Parts, “C-3” General Commercial District, “C-3 NA” General Commercial Nonalcoholic Sales District, “C-3 R” General Commercial Restrictive Alcoholic Sales District, “I-1” General Industrial District, “L S” Light Industrial District with a Specific Use Authorization for a Contractor’s Facility, “MF-33” Multi-Family District, “O-1” Office District, “O-2” High-Rise Office District, “R-3” Residential Single-Family 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-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 to “R-1” Single-Family Residential District, “R-2” Single-Family Residential District, “R-3” Single-Family Residential District, “R-3 CD” Single-Family Residential District with a Conditional Use for two, three, or four dwelling units, “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, “MF-18” Limited Density Multi-Family District, “MF-25” Low Density Multi-Family District, “IDZ-2” Medium Intensity Infill Development Zone with uses permitted in C-2 NA & Two Dwelling Units, “I-1” General Industrial District, “C-1” Light Commercial District, “C-2” Commercial District, “C-2 CD” Commercial District with a Conditional Use for a Construction Contractor Facility, “C-2 CD” Commercial District with a Conditional Use for Auto Glass Sales and Installation, “C-2 CD” Commercial District with a Conditional Use for Auto Body and Paint, “C-2 CD” Commercial District with a Conditional Use for Food Products and Processing, “C-2 CD” Commercial District with a Conditional Use for Motor Vehicles Sales, “C-2NA” Commercial Nonalcoholic Sales District, “C-2 NA S” Commercial Nonalcoholic Sales District with a Specific Use Authorization for a Party House, Reception and Meeting Hall, “C-2 NA CD” Commercial Nonalcoholic Sales District with a Conditional Use for a Construction Contractor Facility, “C-2 NA CD” Commercial Nonalcoholic Sales District with a Conditional Use for a Funeral Home, “C-2 NA CD” Commercial Nonalcoholic Sales District with a Conditional Use for Auto and Light truck Repair, “C-2 NA CD” Commercial Nonalcoholic Sales District with a Conditional Use for Auto Paint and Body, “C-2 NA CD” Commercial Nonalcoholic Sales District with a Conditional Use for Motor Vehicle Sales, “C-2 NA CD” Commercial Nonalcoholic Sales District with a Conditional Use for Vehicle Storage, “C-3 NA” General Commercial Nonalcoholic Sales District, “C-3 NA S” General Commercial Nonalcoholic Sales District with a Specific Use Authorization for a Construction Contractor Facility and “C-3 R” General Commercial Restrictive Alcoholic Sales District, with all overlay districts of “MLOD-2” Lackland Military Lighting Overlay, “GC-2” Highway 151 Gateway Corridor, “MAOZ-1” Military Airport Overlay Zone 1, and “AHOD” Airport Hazard Overlay District remaining unchanged on approximately 443 acres out of NCB

690, 2712, 3273, 3685, 3686, 3688, 3690, 3692, 3693, 3694, 6240, 6241, 6242, 6243, 7420, 7510, 7511, 7512, 7513, 7514, 7515, 7516, 7517, 7518, 7553, 7554, 7555, 7556, 7557, 7558, 8069, 8070, 8071, 8072, 8073, 8074, 8075, 8076, 8077, 8078, 8079, 8081, 8082, 8083, 8084, 8085, 8086, 8087, 8089, 8091, 8092, 8114, 8115, 8155, 8197, 8535, 8541, 8542, 8543, 8593, 8594, 8669, 8670, 8671, 8698, 8721, 8722, 8723, 8724, 9564, 11324, 11325, 11326, 11327, 11328, 11330, 11331, 11332, 11336, 11337, 11338, 11339, 11340, 11341, 11342, 11353, 12771, 12772, 14432, 14433, 14463, 14596, 14597 and 14598 generally bounded by South Acme Road to the West, Highway 90 to the South, SW 19th Street to the East, and Castroville Road to the North. Staff recommends Approval. (Alfonso Camacho, Senior Planner, (210) 207-0237, alfonso.camacho@sanantonio.gov, Development Services Department)

Staff mailed 2,436 notices; 4 favor; 0 Opposed. The Westwood Square Neighborhood Association and El Charro Neighborhood Association are in Support.

**Voicemails**

- Consuelo De La Garza, is in favor.

**Public Comment**

- James McKnight, is in opposition.
- Roger Caballero, in opposition.
- Jorge and Maria Elena Rubio, are in opposition.
- Ruth Rodriguez is in opposition.

2:26 P.M.- Commissioner Nix exited meeting.

2:31 P.M.- Commissioner Watson disconnected via Webex.

**Motion:** Commissioner Bustamante to approve item as amended to include 1814 Castroville to C2-NA, 424 Cupples to MF18, 202 Apperson Ave. to MF18, and 231 Apperson Ave. to MF18.  
**Second:** Commissioner Barros  
**In Favor:** Unanimous  
**Opposed:** None