

Item #1**ZONING CASE Z-2022-10700223 (Council District 1): 2/21/2023**

A request for a change in zoning from “C-1” Light Commercial District, “C-2” Commercial District, “C-2 CD” Commercial District with a Conditional Use for wood products manufacturing, “C-2 CD” Commercial District with a Conditional Use for an auto repair shop, “C-2 CD” Commercial District with a Conditional Use for a warehouse, “C-2 CD” Commercial District with a Conditional Use for a bar, “C-3” General Commercial District, “I-1” General Industrial District, “I-2” Heavy Industrial District, “MF-33” Multi-Family District, “MF-33 S” Multi-Family District with Specific Use Authorization for a day care center, “R-1” Single-Family Residential District, “R-3” Single-Family Residential District, “RM-4” Residential Mixed District to “C-3” General Commercial District, “I-1” General Industrial District, “L” Light Industrial District, “NC” Neighborhood Commercial District, “R-1” Single-Family Residential District, “R-2” Single-Family Residential District, “R-2 CD” Single-Family Residential District with a Conditional Use for two, three, or four dwelling units, “R-3” Single-Family Residential District, “R-3 CD” Residential Single-Family 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, “R-6 S” Residential Single-Family District with Specific Use Authorization for a day care center, “RM-4” Residential Mixed District, with all overlay districts of “HL” Historic Landmark, “MLOD-2 MLR-2” Lackland Military Lighting Overlay Military Lighting Region 2, and “AHOD” Airport Hazard Overlay District remaining unchanged, on 194.34 acres out of NCB 1019, 1020, 1021, 1022, 1038, 1039, 1040, 1041, 2083, 2084, 2095, 2096, 2097, 2098, 2099, 2106, 2107, 2114, 2115, 2116, 2119, 2120, 2121, 2122, 2123, 2147, 2148, 2149, 2150, 2155, 2156, 2157, 2159, 2160, 2176, 2177, 2178, 2179, 2184, 2185, 2188, 3561, 3562, 3563, 6008, 6099, and 6389 generally bounded by Culebra Road and Interstate 10 to the North, Brazos Street to the East, Leal Street to the South, and Calaveras Street to the West. Staff recommends Approval. (Chris Van Aken, Senior Planner, 210-207-7232, christopher.vanaken@sanantonio.gov, Development Services Department)

Staff mailed 1650 notices to property owners within 200 feet, 1 returned in favor, 1 returned in opposition, West End Hope in Action Neighborhood Association is in favor.

Christopher Van Aken, Senior Planner, comes to the podium to amend WEHA (West End Hope in Action) Large Area Rezoning Phase II at 1835 W. Poplar be removed from consideration from the action item.

Public Comment

- Eiginio Rodriguez is in opposition.
- Patrick Christensen, is in opposition and requested to exclude 633 Arbor Place from the request.
- Rita Sanchez, is in opposition

Motion: Commissioner Bustamante to approve item as amended, excluding 1835 West Poplar and 633 Arbor Place.

Second: Barros

In Favor: Unanimous

Opposed: None

Recused: Greathouse