

**ZONING CASE Z-2022-10700190 CD (Council District 3):**

A request for a change in zoning from "C-1 MLOD-3 MLR-1" Light Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "C-2 CD MLOD-3 MLR-1" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District with a Conditional Use for Motor Vehicle Sales on 2.48 acres out of NCB 10832, located at 2624 Rigsby Avenue. Staff recommends Denial, with Alternate Recommendation with Conditions. (Ann Benavidez, Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 15 notices to property owners within 200 feet, 0 returned in favor, 0 returned in opposition; no response from Southeast Side Neighborhood Association.

Applicant, Johnny Martinez accepted the proposed amendment of C-1 CD Light Commercial District with a Conditional Use for Motor Vehicle Sales with the following conditions:

- 1) All lighting directed downward and away from residential zoning and/or uses.
- 2) A Type B – 15-foot landscape buffer where the property abuts residential zoning and/or uses.
- 3) No temporary signage: wind-wavers, snipe signs, pennants, or bandit signs

**No Public Comment**

**MOTION**

A motion for approval with conditions was made by Commissioner Fuentes and seconded by Commissioner Watson.

**FAVOR: Fuentes, Watson, Barros, Whyte, Greathouse, Sipes, Bustamante**

**OPPOSE: None**

**MOTION CARRIED**