

ZONING CASE Z-2024-10700278 S (Council District 10): (Continued from 2/18/2025)

A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District to “C-2 S AHOD” Commercial Airport Hazard Overlay District with a Specific Use for a Carwash on Lot 15, Block 1, NCB 16797, located at 15015 Jones Maltsberger Road. Staff recommends Denial. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Staff mailed 22 notices to property owners within 200’, 1 in favor, 2 in opposition outside 200’ 0 in favor, 4 opposed; Oak Park Hollow Neighborhood Association gave no response.

Russell Nelson, Lone Star Builders, applicant’s representative, was seeking to rezone to “C-2 S AHOD” with a specific use for a carwash. The applicant block walked the community and hired a noise consultant. The noise was reduced to 63 decibels. The applicant intends to put an 8’ block wall, shielded light security, and comply with all tree mitigation.

Public Comment

Anthony Verducci, spoke in opposition.

Voicemail

Eunice Flores, spoke in opposition.

George Gsell, spoke in opposition.

Heath Perez, spoke in opposition.

Joyce Rickrim, spoke in opposition.

Kathy Nickeson, spoke in opposition.

Linda Somers, spoke in opposition.

Mary Anna Evans, spoke in opposition.

Pat Cathcart, spoke in opposition.

Motion

Commissioner Whitsett motioned for a denial as presented. Commissioner Barros seconded the motion. The motion carried by the following vote:

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

Nay: None

ZONING CASE Z-2024-10700278 S (Council District 10): February 18, 2025

A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District to “C-2 S AHOD” Commercial Airport Hazard Overlay District with a Specific Use for a Carwash on Lot 15, Block 1, NCB 16797, located at 15015 Jones Maltsberger Road. Staff recommends Denial. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Staff mailed 22 notices to property owners within 200’, 1 in favor, 2 in opposition outside 200’ 0 in favor, 4 opposed; Oak Park Hollow Neighborhood Association gave no response.

Public Comment

Voicemail

Joyce Rickman, spoke in opposition.

Linda & Rick Somers, spoke in opposition.

Pat Cathcart, spoke in opposition.

Motion

Commissioner Watson motioned for a continuance until March 4th, 2025. Commissioner Barros seconded the motion. The motion carried by the following vote:

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

Nay: None