

Item #5**ZONING CASE Z-2023-10700035 CD S (Council District 3):** Continued from 03/21/2023

A request for a change in zoning from "C-2" Commercial District to "C-3NA CD S" General Commercial Nonalcoholic Sales District with Conditional Use for Farm Equipment Sales/Service and Specific Use Authorization for Storage—Outside (Screening from Public ROWs and Adjacent Property Required) on 4.131 acres out of CB 4167A, located at 3800 South Loop 1604. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2023-11600010) (Elizabeth Steward, Zoning Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff mailed 25 notices to property owners within 200 feet, 1 returned in favor, 1 returned in opposition, there is no registered Neighborhood Association within 200 feet, 1 in favor outside 200 feet.

Applicant, Patrick Christensen is present and amends application to add “NA” Nonalcoholic Sales with the following Conditions:

- 1) No flashing signage.
- 2) No promotional or temporary sale signage.
- 3) Downward facing lighting on the exterior of building.
- 4) No outdoor, amplified sound or speakers permitted.
- 5) Maximum building height is 25-feet with a roof pitch of 32-feet.
- 6) 8-foot solid screen fence shall be constructed of cement fiber plank is required along the rear property line abutting residential subdivision.
- 7) Fast growing tree plantings required along the property line abutting residential subdivision.
- 8) No trash dumpsters to be located to the rear of the building.

Public Comment

- Kelly McCarthy, is in opposition.
- Mr. Lyman, is in opposition.

Rebuttal

Mr. Christensen has spoken to the developer he has agreed to build an 8-foot fence. Mr. Christensen agrees to continue working with the community.

Motion:	Commissioner Fuentes to approve item as amended
Second:	Barros
In Favor:	Unanimous
Opposed:	None

MOTION PASSES