

Item #12**ZONING CASE Z-2023-10700333 CD (Council District 10):** February 20, 2024

A request for a change in zoning from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C- 2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Office Warehouse (Flex Space) - Outside Storage Not Permitted on 1.289 acres and "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair on 0.9025 acres, with a total of 2.1915 acres out of NCB 17825, located at 13807 Bulverde Road. Staff recommends Approval. (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Staff mailed 23 notices to property owners, 1 returned in favor; 1 returned in opposition; Eden Neighborhood Association is favor.

Octavio Villamontes, representative, intention is to remain "C-2" office space with warehouse space in the back. The Conditional Use would allow service and storage of high-end luxury collectable cars. The representative met with the community and acknowledged that they are concerned with privacy and security.

Public Comment**In Person**

James Nation, spoke in opposition.

Voicemail

Elizabeth Riley, is in opposition.

Commission went into recess 2:57pm and reconvened at 3:07pm

Rebuttal

Octavio Villamontes, representative, confirms that privacy is an issue with neighbors. Fence height is not an issue, he has no problem requesting a variance for the fence, a landscape buffer up to 30 feet, a fence height up to 10 feet, and business hours Monday through Saturday 8:00am to 6:00pm. and closed Sunday.

Motion: Commissioner Whitsett motioned to approve as amended to include: 1) A 10-foot solid screen fence along the property lines that abut single-family residential zoning and/or uses, 2) a 30-foot landscape buffer along the property lines that abut single-family residential zoning and/or uses, and 3) Hours of Operation: Monday-Saturday: 8:00 AM- 6:00 PM, closed Sunday.

Second: Commissioner Reyes

In Favor: Watson, Hinojosa, Hui, Chase, Kellum, Sipes, Bustamante

Opposed: None

MOTION PASSES