

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