

ZONING CASE Z-2023-10700328 S (Council District 2) – March 5, 2024

A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District to “C-2P S AHOD” Commercial Pedestrian Airport Hazard Overlay District with a Specific Use Authorization for a Carwash on Lot 27 and Lot 90, Block 16, NCB 15786, located at 5506 Walzem Road. Staff recommends approval. (Vincent Trevino, Senior Zoning Planner, (210) 2075501, vincent.trevino@sanantonio.gov, Development Services Department)

Staff mailed 11 notices to property owners, 1 returned in favor, 8 returned in opposition; Camelot Neighborhood Association is in favor. Outside 200 feet, 3 returned in favor, 8 returned in opposition.

Russell Nelson, representative, stated he is proposing to operate a car wash. He has been in contact with Camelot Neighborhood Association and addressed their concerns. He stated there would be full-time attendants on premises during business hours, security lighting would stay on all night and hours of operation would be 7 am-7 pm in the winter, 7 am-9 pm during the summer.

Public Comment

In Person

James Noggle, spoke in favor.

1st Motion: Commissioner Watson motioned for denial.
Second: Commissioner Sipes
In Favor: Watson, Sipes, Chase
Opposed: Hinojosa, Reyes, Hui, Ortiz, Barros, Whitsett, Bustamante

MOTION FAILS

2nd Motion: Commissioner Bustamante motioned to reconsider.
Second: Commissioner Barros
In Favor: Bustamante, Barros, Hinojosa, Reyes, Hui, Ortiz, Whitsett, Chase, Sipes
Opposed: None
Abstain: Watson

MOTION PASSES

3rd Motion: Commissioner Barros motioned to approve as presented.
Second: Commissioner Reyes
In Favor: Barros, Reyes, Hinojosa, Hui, Ortiz, Whitsett, Bustamante
Opposed: Watson, Chase, Sipes

MOTION PASSES