

**ZONING CASE Z-2023-10700348 CD (Council District 10) – April 2, 2024**

A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District and “C-3 AHOD” General Commercial Airport Hazard Overlay District to “C-3 CD AHOD” General Commercial Airport Hazard Overlay District with a Conditional Use for Parking and/or Storage - Long Term on 1.44 acres and “C-3 AHOD” General Commercial Airport Hazard Overlay District on 0.305 acres, a total of 1.745 acres out of NCB 13873, located at 10601 Nacogdoches Road. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment PA-2024-11600024) (Kellye Sanders, Planning Coordinator, (210) 207-2187, [kellye.sanders@sanantonio.gov](mailto:kellye.sanders@sanantonio.gov), Development Services Department).

Staff mailed 13 notices to property owners, 3 returned in favor, 0 returned in opposition and no response from Oak Grove Estates.

Ken Brown, representative, stated his client purchased the parcel with the intent of extending his current automobile repair facility. He stated his client has been operating for approximately 2 to 3 years and has outgrown the existing service operation. They are requesting a Conditional Use to utilize the property for long term parking/storage.

Joseph Mallette, stated they are proposing a corrugated fence and have applied for the Board of Adjustment to further discussion material for fencing.

**No Public Comment**

**Motion:** Commissioner Whitsett motioned to approve as submitted with an amendment of an 8-foot fence  
**Second:** Commissioner Ortiz  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES**