

Item #7

ZONING CASE Z-2022-10700124 CD (Council District 3): 12/6/2022

A request for a change in zoning from "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Multi-Family Complex not to exceed 25 buildings and 50 units and "R-6 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for a Multi-Family Complex not to exceed 25 buildings and 50 units to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto Repair and "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for Auto Repair on 3.728 acres out of NCB 11129, located at 203 West Buchanan Boulevard. Staff recommends Denial.

(Elizabeth Steward, Zoning Planner, (210) 207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Staff mailed 20 notices to property owners within 200 feet, 1 returned in favor, 1 returned in opposition; no Neighborhood Association within 200 feet.

Patrick Christensen, representative, amended the request to "C-2NA CD" Commercial Nonalcoholic Sales with Conditional Use Auto Repair and agrees to the following conditions at podium:

1. No Free-standing pole signage
2. No LED or flashing signage
3. No temporary signage, banners, pennants, or promotional flags/flyers permitted on the property.
4. No on-site auto body repair or painting permitted outdoors.
5. Downward facing lighting.
6. No outdoor, amplified sound or speakers permitted
7. All buildings shall not exceed 25 feet in height.
8. Hours of operation shall be limited from 7am to 7pm, Monday thru Saturday.

No Public Comment

Motion:	Commissioner Fuentes to approve item as amended to "NA" and with Conditions
Second:	Commissioner Ortiz
In Favor:	Unanimous
Opposed:	None
Recusal:	Commissioner Greathouse

MOTION PASSES