

Item # 14 Z-2021-10700060 CD

ZONING CASE Z-2021-10700060 CD (Council District 1): May 4, 2021 A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair with Outside Storage of Vehicles, Trailers, and Equipment on Lot 24, Block 78, NCB 2773, located at 1303 West Lullwood Avenue. Staff recommends Denial, with Alternate Recommendation. (Associated Plan Amendment PA-2021-11600017) (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department).

Staff stated 18 notices were mailed to property owners within 200 feet, 8 returned in favor and 0 returned in opposition and Keystone Neighborhood Association is in favor.

Chuck Christian, 133 W. Lullwood Ave, amended his request to C1-CD and asked for approval.

Public Comment in favor

Keith Brooks, 1300 W. Hildbrand
John M, 1302, w. Lullwood
Jimmy Montez, 1315 W. Lullwood Ave
Jessica Garcia, 1318 W. Lullwood Ave
Griselda Tellez, 1331 W. Lullwood Ave
Larry D. Dub, 1322 W. Lullwood Ave
Jesus Hernandez, 1314 Lullwood Ave
Jonathan Sanchez, 1310 W. Lullwood Ave
Chuck, Christian, 1307 W. Lullwood Ave
John B. Davis, 1343 W. Lullwood Ave
Jesus Manzo R., 1311 Lullwood Ave

The Commission asked the applicant questions concerning the request. The Applicant responses were heard by the Commission as well as other testimonies offered, followed by a discussion among members before the vote.

Motion: Commissioner Greathouse made a motion for approval as amended to Alternate recommendation C1-CD with limited hours of operation from Monday – Friday from 8am-5pm and on Saturday from 8am-1pm.

Second: Commissioner Romero

In Favor: Greathouse, Romero, Sipes, Jones, Kamath, Hui, Bustamante,

Opposed: Gibbons

Motion Carried