

Item # 2 ZONING CASE Z-2020-10700153 S ERZD (Council District 9) – November 17, 2020

A request for a change in zoning from "C-3 ERZD" General Commercial Edwards Recharge Zone District to "C-2 S ERZD" Commercial Edwards Recharge Zone District with a Specific Use Authorization for a Carwash on Lot 33, Block 1, NCB 18218, located at 3607 East Evans Road. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Staff stated 13 notices were mailed to property owners within 200 feet, 0 returned in favor and 0 returned in opposition and the Encino Neighborhood Association is opposed.

Mike Escalante, SAWS, stated SAWS reviewed the property and recommended 65 % impervious cover, reuse of 85% reclaimed water, use of Biodegradable products and recommend approval.

Patrick Christensen, 3607 E. Evans Rd, stated they will follow all SAWS recommendations and amendments

No Written Comment

Live Public Comment in opposition

Capt. Humberto L Quintenilla II, 22303 Corbello Court

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 Gibbons made a motion for Approval with SAWS recommendations and the following Conditions:

- 1) Hours of operations 8am to 7pm
- 2) Tree buffer with plantings per UDC prescribed tree list
- 3) A 6-foot solid screen fence on Masonwood Drive

Second: Commissioner Whyte

In Favor: Gibbons, Whyte, McGhee, Jones, Romero, Greathouse, McDaniel, Hui, Bustamante, Sipes, Kamath,

Opposed: None

Motion Carried