

Z2017281 CD

ZONING CASE # Z2017281 CD (Council District 2) – November 7, 2017

A request for a change in zoning from "I-1" General Industrial, "C-2" Commercial District and "RM-4" Residential Mixed District to "C-2 CD" Commercial District with a Conditional Use for Auto Paint and Body- Repair with Outside Storage of Vehicles and Parts Permitted but Totally Screened from View of Adjacent Property Owners and Public Roadways on Lot 29, NCB 10734 and 0.828 acres out of Lot 12, Block 2, NCB 10733, located 1231 and 1241 South WW White Road. Staff recommends Approval.

Staff mailed 16 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Hein Orchard Neighborhood Association.

Vanessa Hernandez, representative, stated the request is to become compliant with the City of San Antonio as a mechanic repair shop.

The following citizens appeared to speak:

Maria De La Garza, Hein Orchard NA/Eastern Triangle, spoke in favor.

William Morantz, spoke in opposition.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

The Zoning Commissioners discussed and commented on the presented case.

COMMISSION ACTION

A motion was made by Commissioner Head and seconded by Commissioner Rosalez to recommend Approval with the following conditions:

1. Downward lighting directed away from any surrounding residential uses.
2. No outdoor amplification speakers during the hours of 7 p.m. and 7 a.m.
3. No temporary signage.
4. Outdoor storage must be screened from view of adjacent residential properties and public roadways by an eight (8) foot solid screened fence on the side and rear of the property, and a six (6) foot fence along the front of the property.

AYES: Romero, Lopez, Head, McGhee, Kamath, Rosalez, Sipes, Gibbons, Nix, Garcia

NAY: None

THE MOTION CARRIED