

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
August 4, 2009**

1. The Zoning Commission of the City of San Antonio met in the 1st Floor, Board Room of the Cliff Morton Development and Business Services Center at 1901 S. Alamo.

1:00 PM – Public Hearing

2. Roll Call.

PRESENT: Gadberry, J. Valadez, Westheimer, Hawkins, Myers, Wright
ABSENT: McFarland, Martinez, R. Valadez, Gray

3. Approval of July 21, 2009 Zoning Commission Minutes.

4. **ZONING CASE NUMBER Z2009110 (Council District 1):** A request for a change in zoning from “R-5” Residential Single Family District to “MF-18” Multi-Family District on the south 104.7 feet of Lots 35, 36 and 37, Block 24, NCB 7330, 126 Dora Street. Staff recommends denial.

Donald Feldpausch, owner, stated the purpose of this request is to allow development of a two-family dwelling on the subject property. He stated he has been in contact with the surrounding neighbors and has collected a petition in support.

Staff stated there were 42 notices mailed out to the surrounding property owners, 1 returned in opposition and 14 returned in favor. Staff mailed 64 notices to the Planning Team. Staff has also received a petition in support from the owner.

COMMISSION ACTION

The motion was made by Commissioner Westheimer and seconded by Commissioner Hawkins to recommend approval pending Plan Amendment.

AYES: Gadberry, Westheimer, Hawkins, Myers, Wright
NAY: J. Valadez

THE MOTION FAILED.

Commissioner J. Valadez requested this case be continued until September 1, 2009 to allow this case be considered by the Planning Commission for the Plan Amendment.

COMMISSION ACTION

The motion was made by Commissioner Westheimer and seconded by Commissioner Hawkins to recommend approval pending Plan Amendment.

AYES: Gadberry, J. Valadez, Westheimer, Hawkins, Myers, Wright

NAY: None

THE MOTION CARRIED.

5. ZONING CASE NUMBER Z2009112 CD (Council District 3): A request for a change in zoning from "R-4" Residential Single Family District to "R-4 CD" Residential Single Family District with a Conditional Use to allow a Professional Office on Lot F, Block 100, NCB 3368, 1044 Bailey Avenue. Staff recommends denial.

Cynthia Munoz, owner, stated the purpose of this request is to allow for a professional office. She stated she has been in contact with the surrounding property owners, neighborhood association and neighborhood community plan who have expressed support of this request.

The following citizen(s) appeared to speak:

Mr. Bonaparte, spoke in favor.

Maria Coward, spoke in favor.

Helen Dutmer, spoke in opposition.

Yvonne Cadena, spoke in opposition. She expressed concerns with off street parking at the residences.

Carlotta Long, spoke in opposition. She expressed concerns with the parking issue.

Charles Devena, spoke in opposition.

Staff stated there were 25 notices mailed out to the surrounding property owners, 4 returned in opposition and 17 returned in favor and Highland Park Neighborhood Association is in support. Staff mailed 58 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Wright and seconded by Commissioner Hawkins to recommend approval with the following conditions:

1. Utilize only 600 square feet as office space.
2. Maintain an appropriate amount of off-street parking with no street parking.

3. Supporting "No Parking" signs on Walters. No street parking for your employees and/or clients.
4. Comply with all codes and ordinances relative to commercial use.
5. Maintain the visual appearance of a residence.
6. No signage to be displayed on the exterior of the house.
7. Hours of operation to be Monday thru Friday from 8:00 am till 5:00 pm only.
8. A maximum of 2 employees in addition to yourself.
9. A continued use of the property as a residence
10. Not increasing the impervious cover by more than 5% which would require a new zoning case with a new site plan in the event that a parking space should be added.

AYES: Gadberry, J. Valadez, Westheimer, Hawkins, Myers, Wright

NAY: None

THE MOTION CARRIED

6. **ZONING CASE NUMBER Z2009122 (Council District 5):** A request for a change in zoning from "C-3R" Commercial Restrictive Alcohol Sales District to "C-1" Light Commercial District on Lot 21, Block 1, NCB 7037, 3938 South Zarzamora Street. Staff recommends approval.

Alfredo Nunez, owner, stated the purpose of this request is to allow the sale of alcohol with food consumption.

Staff stated there were 29 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and Palm Heights Neighborhood Association is in favor. Staff mailed 32 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner J. Valadez and seconded by Commissioner Wright to recommend approval.

AYES: Gadberry, J. Valadez, Westheimer, Hawkins, Myers, Wright

NAY: None

THE MOTION CARRIED

7. **ZONING CASE NUMBER Z2009125 (Council District 5):** A request for a change in zoning from "R-4" Residential Single-Family District to "C-2" Commercial District on Lots 25, 26, 27, and 46, Block 8, NCB 2491, 1419 South Hamilton Avenue. Staff recommends denial.

Robert Pizzini, representative, stated the purpose of this request is to allow for a convenience store. He stated he would like to request a continuance to meet with staff to address concerns.

Staff stated there were 32 notices mailed out to the surrounding property owners, 1 returned in opposition and 0 returned in favor. Staff mailed 21 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner J. Valadez and seconded by Commissioner Martinez to recommend a continuance until August 18, 2009.

AYES: Gadberry, J. Valadez, Westheimer, Hawkins, Myers, Wright

NAY: None

THE MOTION CARRIED

8. **ZONING CASE NUMBER Z2009126 (Council District 1):** A request for a change in zoning from "C-2" Commercial District to "HS C-2" Historic Significant Commercial District on Lot 10, Lot 11, the west 15 feet of Lot 12 and P-100, Block 83, NCB 3256, 1102 Fredericksburg Road. Staff recommends approval.

Shanon Wasielewski, applicant, stated the purpose of this request is to allow for historic significant. She stated this case was presented to the Historic and Design Review Commission on May 6, 2009 and was recommended for Historic Significant.

Barbara Witte-Howell, San Antonio Conservation Society, stated they strongly support this request.

Patricia Doria, representing Los Angeles Heights-Keystone Neighborhood Association, stated they do not support the Historic Significant.

Carol Lagutchik, representative, stated they started the demolition process when the Historic Office initiated a Historic Significant. She stated they do not support the Historic Significant designation. She further stated this structure has been vacant for several years now and has become an eye sore and has recently attracted the homeless.

Liz Victor, spoke in opposition.

Cosims Colvin, spoke in opposition of this request.

Staff stated there were 15 notices mailed out to the surrounding property owners, 3 returned in opposition and 2 in favor and no response from Los Angeles Heights-Keystone and Jefferson Neighborhood Associations. Staff mailed 33 notices to the Planning Team. Staff indicated the owner is in opposition.

COMMISSION ACTION

The motion was made by Commissioner Westheimer and seconded by Commissioner Wright to recommend denial.

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AYES: Gadberry, J. Valadez, Westheimer, Hawkins, Myers, Wright

NAY: None

THE MOTION CARRIED

9. July 21, 2009 Minutes.

COMMISSION ACTION

Commissioner Wright made a motion to reconsider the July 21, 2009 minutes and was seconded by Commissioner Hawkins.

All voted in affirmative.

Commissioner Wright stated the minutes indicate that Commissioner Westheimer as being present, he was absent.

COMMISSION ACTION

Commissioner Wright made a motion to approve the minutes as amended and was seconded by Commissioner Hawkins.

All voted in affirmative.

10. Briefing on the proposed Roosevelt Avenue Metropolitan Corridor Overlay District (MC-1) and Roosevelt Avenue Comprehensive Rezoning Case

Michael Taylor, Senior Planner, presented item.

11. ADJOURNMENT.

There being no further business, the meeting was adjourned at 2:55 p.m.

APPROVED:


Don Gadberry, Chairman

ATTEST:


Executive Secretary