

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
December 16, 2008**

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.
2. Roll Call

**PRESENT: Gadberry, McFarland, Westheimer, Sherrill, Hawkins, Myers, Wright,
R. Valadez, Gray**

ABSENT: J. Valadez, Martinez

3. Approval of December 2, 2008 Minutes.

1:00 PM – Public Hearing

COMBINED HEARING:

Commissioner Westheimer made a motion to approve the following rezoning cases with conditions and amendments as staff has recommended. Additionally, no citizens have signed to speak in opposition on the said cases: items 9, 11 and 12. The motion was seconded by Commissioner R. Valadez.

4. ZONING CASE NUMBER Z2009016 S (Council District 4): A request for a change in zoning from “C-3R” General Commercial District, Restrictive Alcohol Sales to “C-3R S” General Commercial District, Restrictive Alcohol Sales with a Specific Use Authorization for a Check Cashing Facility on 0.040 acres out of NCB 14491, 9326 Southwest Loop 410. Staff recommends approval.

Staff stated there were 4 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and Southwest Community Association is in favor. Staff mailed 33 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Westheimer and seconded by Commissioner R. Valadez to recommend approval.

AYES: Gadberry, McFarland, Westheimer, Sherrill, Hawkins, Myers, R. Valadez, Gray
NAY: None

THE MOTION CARRIED

5. ZONING CASE NUMBER Z2009020 (Council District 4): A request for a change in zoning from "R-6" Residential Single Family District to "MH" Manufactured Home District on Lot 44, Block 4, NCB 15619, 5119 Hillburn Drive. Staff recommends approval.

Staff stated there were 27 notices mailed out to the surrounding property owners, 0 returned in opposition and 5 returned in favor and no response from Southwest Community Association. Staff mailed 34 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Westheimer and seconded by Commissioner R. Valadez to recommend approval.

AYES: Gadberry, McFarland, Westheimer, Sherrill, Hawkins, Myers, R. Valadez, Gray

NAY: None

THE MOTION CARRIED

6. ZONING CASE NUMBER Z2009021 (Council District 10): A request for a change in zoning from "C-2" Commercial District, "C-3" General Commercial District and "C-3 IH-1" General Commercial Northeast Gateway Corridor Overlay District to "I-1" General Industrial District and "I-1 IH-1" General Industrial Northeast Gateway Corridor Overlay District on 3.696 acres out of NCB 15911, 11357 IH 35 North. Staff recommends approval.

Staff stated there were 5 notices mailed out to the surrounding property owners, 1 returned in opposition and 1 returned in favor.

COMMISSION ACTION

The motion was made by Commissioner Westheimer and seconded by Commissioner R. Valadez to recommend approval.

AYES: Gadberry, McFarland, Westheimer, Sherrill, Hawkins, Myers, R. Valadez, Gray

NAY: None

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION:

7. ZONING CASE NUMBER Z2008193 (Council District 8): A request for a change in zoning from "R-20" Residential Single-Family District to "PUD R-6" Planned Unit Development Residential Single-Family District on Lots 1, 2, 3, and 4, Block 1, NCB 11670, 11327 Dreamland. Staff recommends denial.

Patrick Christensen representative, the purpose of this request is to allow for residential development on the subject property. He stated they met with the neighborhood association and surrounding property owners to discuss their proposal.

Ted Lee, owner, stated his intent is to develop residential homes on the subject property. He stated he does not feel his proposal would be a threat to the community.

The following citizen(s) appeared to speak:

Joel Garcia, spoke in opposition.

Lucy Peveto, spoke in opposition.

Christine Chemell, spoke in opposition.

Jack MaGuire, spoke in opposition.

Monroe Lane, spoke in opposition.

Carol Lane, spoke in opposition.

Carl Saks, spoke in opposition.

Joyce White, spoke in opposition.

Staff stated there were 35 notices mailed out to the surrounding property owners, 27 returned in opposition and 2 returned in favor and Whispering Oak Subdivision is in opposition. Staff received 19 letters expressing opposition outside the 200-foot radius and a petition with 60 signatures expressing opposition from Dreamland Oaks Subdivision.

COMMISSION ACTION

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

AYES: McFarland, Westheimer, Sherrill, Hawkins, Myers, Wright, R. Valadez, Gray

NAY: None

ABSTAIN: Gadberry

THE MOTION CARRIED

8. ZONING CASE NUMBER Z2009019 CD (Council District 3): A request for a change in zoning from "I-1 RIO-5" General Industrial River Improvement Overlay District-5 to "C-2 CD RIO-5" (CD- Auto Repair Facility) Commercial River Improvement Overlay District-5 with a Conditional Use for an Auto Repair Facility, on 0.14 acres out of Lot 1 and Lot 2, Block 3, NCB 7605, 4806 South Presa Street. Staff recommends denial.

Jesse Gonzalez, representative, stated the purpose of this request is to allow for an auto repair facility. He stated he would like to amend his request to "C-2NA CD" and is in agreement with staff conditions.

The following citizen(s) appeared to speak:

Gerald Hess, spoke in support.

Staff stated there were 24 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Hot Wells and Mission San Jose Neighborhood Association. Staff mailed 17 notices to the Planning Team.

FINDING OF CONSISTENCY OF THE MASTER PLAN

COMMISSION ACTION

The motion was made by Commissioner Gray and seconded by Commissioner Wright to find consistent with the neighborhood plan.

(A verbal vote was taken)

**AYES: Gadberry, McFarland, Westheimer, Sherrill, Hawkins, Myers, Wright,
R. Valadez, Gray**

NAYS: None

THE MOTION CARRIED

COMMISSION ACTION

The motion was made by Commissioner Gray and seconded by Commissioner R. Valadez to recommend approval of "C-2NA CD" with the following conditions:

1. The outside storage of disabled vehicles and/or discarded automobile parts and supplies is not allowed.
2. All vehicles located on the subject property must be currently licensed.
3. No storage of junk vehicles shall be allowed.
4. No vehicles shall be kept on premise for more than 30 days.
5. All on-site lighting shall be directed onto the site using 90 degree or less cut-off fixtures.

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6. Business or office hours of operation shall not be permitted before 7:00 a.m. or after 7:00 p.m.

**AYES: Gadberry, McFarland, Westheimer, Sherrill, Hawkins, Myers, Wright,
R. Valadez, Gray**

NAY: None

THE MOTION CARRIED

9. ADJOURNMENT

There being no further business, the meeting was adjourned at 1:53 p.m.

APPROVED:



Don Gadberry, Chair

ATTEST:



Executive Secretary