

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
December 1, 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, McFarland, Valadez, Kelley, Cole, Wright, Martinez, Tiller, Gray

ABSENT: Christian, Myers

3. Approval of November 17, 2009 Zoning Commission Minutes.

AYES: Gadberry, McFarland, Valadez, Kelley, Cole, Wright, Martinez, Tiller, Gray

NAY: None

ABSTAIN: Wright

THE MOTION CARRIED

4. **ZONING CASE NUMBER Z2010002 CD (Council District 8):** A request for a change in zoning from “C-2” Commercial District to “C-2 CD” Commercial District with a Conditional Use for auto parking and/or long term storage on 0.579 of an acre out of NCB 11609, 2400 Block of Babcock Road. Staff recommends denial.

James Griffin, representative, stated he would like to request a continuance until January 19, 2010 to allow the new property owner to clean up the property and meet with the surrounding property owners to present her proposal and address any concerns the citizens may have. He stated they are proposing to utilize the subject property for auto parking and/or long term storage.

Staff stated there were 71 notices mailed out to the surrounding property owners, 2 returned in opposition and 3 returned in favor and no response from Dreamhill Estates Neighborhood Association.

COMMISSION ACTION

The motion was made by Commissioner Tiller seconded by Commissioner Wright to recommend a continuance until January 19, 2010.

AYES: Gadberry, McFarland, Valadez, Kelley, Cole, Wright Tiller, Gray

NAY: None

ABSTAIN: Martinez

THE MOTION CARRIED

5. ZONING CASE NUMBER Z2010003 (Council District 8): A request for a change in zoning from "R-6" Residential Single-Family District to "MF-33" Multi-Family District on 12.8 acres out of NCB 14890, 5600 Block of UTSA Boulevard. Staff recommends approval.

Manny Poliez, representative, stated the purpose of this request is to allow multi-family dwellings to serve the UTSA students. He stated he has held 4 meetings with the surrounding neighbors to present their proposal and address their concerns. He further stated they have conducted a traffic study and found that their development would not have a negative impact on the community.

The following citizen(s) appeared to speak:

Michael Shackelford, spoke in opposition. He expressed concerns with traffic. He stated he has collected a petition of opposition.

Alex Ayssen, representing the applicant, spoke in support. He stated their proposal would not have a negative impact on the community, as this would better serve the UTSA students. As previously mentioned, they have conducted traffic studies and would not increase the traffic volume in the community.

Staff stated there were 4 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Regency Meadows Neighborhood Association.

COMMISSION ACTION

The motion was made by Commissioner Tiller seconded by Commissioner Gray to recommend approval.

AYES: Gadberry, McFarland, Valadez, Kelley, Cole, Wright, Martinez, Tiller, Gray

NAY: None

THE MOTION CARRIED

6. ZONING CASE NUMBER Z2010011 (Council District 2): A request for a change in zoning from "I-1" General Industrial District and "R-6" Residential Single-Family District to "C-3" General Commercial District on 3.00 acres of land out of Lot 27 and Lot 192-B, Block 1, NCB 16817, 6500 Interstate Highway 35 North. Staff recommends approval.

Pat Birch, representative, stated the purpose of this zoning request is to allow for the development of a hotel on the subject property.

Staff stated there were 14 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and no response from Park Village Neighborhood Association.

COMMISSION ACTION

The motion was made by Commissioner Cole seconded by Commissioner Wright to recommend approval.

AYES: Gadberry, McFarland, Valadez, Kelley, Cole, Wright, Martinez, Tiller, Gray
NAY: None

THE MOTION CARRIED

7. ZONING CASE NUMBER Z2010012 S (Council District 2): A request for a change in zoning from "I-1" General Industrial District to "I-2 S" Heavy Industrial District with a Specific Use Authorization for a Bulk Plant or Terminal on Lot 2, Block 2, NCB 10597, a portion of the 4700 and 4800 Block of Corner Parkway. Staff recommends approval with conditions.

Ken Brown, representative, stated he would like to request a two-week continuance until December 15, 2009 to allow them to meet with the surrounding property owners.

Staff stated there were 80 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Skyline Park Neighborhood Association. Staff mailed 12 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Cole seconded by Commissioner Martinez to recommend a continuance until December 15, 2009.

AYES: Gadberry, McFarland, Valadez, Kelley, Cole, Wright, Martinez, Tiller, Gray
NAY: None

THE MOTION CARRIED

8. ZONING CASE NUMBER Z2010013 S (Council District 5): A request for a change in zoning from "IDZ" Infill Development Zone with uses permitted in "R-4" Residential Single-Family District and "C-2" Commercial District to "IDZ S" Infill Development Zone with uses permitted in "C-2 S" Commercial District with a Specific Use Authorization for a Bail Bond Agency on 0.2201 of an acre out of NCB 2267, 213, 215, 219 North San Marcos. Staff recommends approval.

Andy Guerrero, representative, stated they are proposing to operate a Bail Bonds Agency and commercial purposes. He stated he has been in contact with the neighborhood association who are in support of this request with an "NA" designation; therefore, he would like to amend his original request to include the "NA" designation.

Staff stated there were 27 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and Prospect Hill Neighborhood Association is in support of "C-2NA S". Staff mailed 84 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Valadez seconded by Commissioner Martinez to recommend approval of "IDZ S" Infill Development Zone with uses permitted in "C-2NA S" Commercial Nonalcoholic Sales District with a Specific Use to allow for a Bails Bonds Agency.

AYES: Gadberry, McFarland, Valadez, Kelley, Cole, Wright, Martinez, Tiller, Gray
NAY: None

THE MOTION CARRIED

9. ADJOURNMENT.

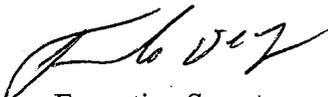
There being no further business, the meeting was adjourned at 1:41 p.m.

APPROVED:



Don Gadberry, Chairman

ATTEST:



Executive Secretary