

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
January 19, 2010**

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: Tiller, McFarland, Valadez, Christian, Cole, Myers, Anguiano, Martinez,
Gray

ABSENT: Wright, Kelley

3. Approval of January 5, 2010 Zoning Commission Minutes.

Vice Chair Tiller stated the Zoning Case No. Z2010002 CD has been postponed as per the applicant's request.

COMBINED HEARING:

4. **ZONING CASE NUMBER Z2010026 CD (Council District 2):** A request for a change in zoning from "C-2" Commercial District to "C-2 CD" Commercial District with a Conditional Use for a Funeral Home on 0.63 of an acre out of Lot 2 and Lot 3, Block 30, NCB 10629, 4462 East Houston Street. Staff recommends approval.

Danny Brooks, applicant, stated the purpose of this request is to allow for a funeral home on the subject property. He stated at the present time the chapel is currently providing prayer services but would like to extend his services to provide funeral services.

The following citizen(s) appeared to speak:

Vickie King White, stated she has been a licensed funeral director and embalmer for 25 years. She stated the current use is for a chapel however, the purpose of this request to allow the exiting facility to be fully licensed by the Texas Funeral Service Commission to provide funeral services to the community. She further stated there are other funeral establishments are in community and does not feel Mr. Brooks's intent would pose a threat to the neighborhood.

Llolyd L. Foster, spoke in favor.

Tommy Gregory, spoke in favor.

Dan Martinez, spoke in opposition.

Linda Jackson, spoke in opposition.

Ernest McIntyre, spoke in opposition.

Staff stated there were 17 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Huntleigh Park Residents Association, Eastwood Village Neighborhood Association and Eastern Triangle Community Plan are in opposition. Staff mailed 27 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Cole seconded by Commissioner Myers to recommend denial.

AYES: Tiller, McFarland, Valadez, Christian, Cole, Myers, Anguiano, Martinez

NAY: Gray

THE MOTION CARRIED

5. ZONING CASE NUMBER Z2010034 S ERZD (Council District 8): A request for a change in zoning from "C-3 ERZD AHOD MLOD-1" General Commercial Edwards Recharge Zone Airport Hazard Overlay Military Lighting Overlay District to "C-3 S ERZD AHOD MLOD-1" General Commercial Edwards Recharge Zone Airport Hazard Overlay Military Lighting Overlay District with a Specific Use Authorization for Tire Repair - Auto and Small Truck on Lot 3, Block 1, NCB 17700, 4537 West Loop 1604 North. Staff recommends approval.

Mike DeNuccio, representative, stated the purpose of this request is to allow for Discount Tire Store on the subject property. He stated they have met with SAWS and Jim Cannizo to present their proposal and address any concerns they may have had.

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

COMMISSION ACTION

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

AYES: Tiller, McFarland, Valadez, Christian, Cole, Myers, Anguiano, Martinez, Gray

NAY: None

THE MOTION CARRIED

6. **ZONING CASE NUMBER Z2010016 (Council District 7):** A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 10.341 acres out of NCB 17120, 5025 Northwest Loop 410. Staff recommends approval.

Ken Brown, representative, stated the purpose of this request is to allow for the existing business the sale of alcohol.

Staff stated there were 16 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Rolling Ridge Club Association.

COMMISSION ACTION

The motion was made by Commissioner Christian seconded by Commissioner Myers to recommend approval of "C-3".

AYES: Tiller, McFarland, Valadez, Christian, Cole, Myers, Anguiano, Martinez, Gray
NAY: None

THE MOTION CARRIED

7. **ZONING CASE NUMBER Z2010033 (Council District 3):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District, "C-3 AHOD" General Commercial Airport Hazard Overlay District, "C-1 AHOD" Light Commercial Airport Hazard Overlay District and "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District on a 8.972 acre tract out of NCB 11155, 3800 Block of Pleasanton Road. Staff recommends approval.

Mike DeNuccio, representative, stated the purpose of this request is to allow for Guadalupe Lumber Company on the subject property. He stated they have met with City Staff, representatives from St. Lawrence Catholic Church and Gillette Area Neighborhood Association who have expressed their support.

Staff stated there were 49 notices mailed out to the surrounding property owners, 0 returned in opposition and 11 returned in favor and Gillette Area Neighborhood Association is in support.

COMMISSION ACTION

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

AYES: Tiller, McFarland, Valadez, Christian, Cole, Myers, Anguiano, Martinez, Gray
NAY: None

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THE MOTION CARRIED

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8. **ADJOURNMENT.**

There being no further business, the meeting was adjourned at 2:21 p.m.

APPROVED:



Bill Tiller, Vice Chair

ATTEST:



Executive Secretary