

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
January 5, 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: Wright, McFarland, Valadez, Kelley, Cole, Myers, Gadberry, Martinez, Tiller, Gray

ABSENT: Christian

3. Approval of December 15, 2009 Zoning Commission Minutes.

COMBINED HEARING:

4. **ZONING CASE NUMBER Z2010021 (Council District 2):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-3 AHOD” General Commercial Airport Hazard Overlay District on Lots 75, 76 and 77, Block 3, NCB 16060, 6400 Block of IH 35 North. Staff recommends approval.

Staff stated there were 11 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Park Village Neighborhood Association.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

5. **ZONING CASE NUMBER Z2010022 HS (Council District 3):** A request for a change in zoning from “H IDZ AHOD MC-1” Infill Development Zone Mission Historic Airport Hazard Overlay Roosevelt Metropolitan Corridor Overlay District to “H HS IDZ AHOD MC-1” Historic Significant Infill Development Zone Mission Historic Airport Hazard Overlay Roosevelt Metropolitan Corridor Overlay District on 25.962 acres out of NCB 7675, 3100 Roosevelt Avenue. Staff recommends approval.

Staff stated there were 20 notices mailed out to the surrounding property owners, 1 returned in opposition and 0 returned in favor and no response from Mission San Jose Neighborhood Association. Staff mailed 19 notices to the Planning Team.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

6. ZONING CASE NUMBER Z2010023 H (Council District 1): A request for a change in zoning from "R-4 RIO-1" Residential Single-Family River Improvement Overlay District-1, "HS R-4 RIO-1" Historic Significant Residential Single-Family River Improvement Overlay District-1, "R-4 RIO-1 CD" Residential Single-Family River Improvement Overlay District-1 with a Conditional Use for two dwelling units, "R-4 RIO-1 CD" Residential Single-Family River Improvement Overlay District-1 with a Conditional Use for four dwelling units, "R-4 RIO-1 CD" Residential Single-Family River Improvement Overlay District-1 with a Conditional Use for six dwelling units, "MF-33 RIO-1" Multi-Family River Improvement Overlay District-1, "C-2 RIO-1" Commercial River Improvement Overlay District-1 to "H R-4 RIO-1" Residential Single-Family River Road Historic River Improvement Overlay District-1, "H HS R-4 RIO-1" Historic Significant Residential Single-Family River Road Historic River Improvement Overlay District-1, "H R-4 RIO-1 CD" Residential Single-Family River Road Historic River Improvement Overlay District-1 with a Conditional Use for two dwelling units, "H R-4 RIO-1 CD" Residential Single-Family River Road Historic River Improvement Overlay District-1 with a Conditional Use for four dwelling units, "H R-4 RIO-1 CD" Residential Single-Family River Road Historic River Improvement Overlay District-1 with a Conditional Use for six dwelling units, "H MF-33 RIO-1" Multi-Family River Road Historic River Improvement Overlay District-1, "H C-2 RIO-1" Commercial River Road Historic River Improvement Overlay District-1 on an area generally bound by Trail, Anastacia, and Allison Road to the north, US Hwy 281 to the west, East Craig Place to the south, and River Road to the east. Staff recommends approval.

Staff stated a petition representing 56% of the subject property residents has been submitted in favor of this Historic District. Staff further stated there were 161 notices mailed out to the subject property owners, 3 returned in opposition and 5 returned in favor, additionally there were 22 notices sent to surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from River Road Neighborhood Association. Staff mailed 13 notices to the Planning Team.

COMMISSION ACTION

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

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

THE MOTION CARRIED

7. ZONING CASE NUMBER Z2010025 (Council District 7): A request for a change in zoning from "R-6" Residential Single-Family District to "MF-18" Multi-Family District on Parcel 79, NCB 14618, 6500 Eckhert Road. Staff recommends approval.

Staff stated there were 13 notices mailed out to the surrounding property owners, 0 returned in opposition and 5 returned in favor and no response from Alamo Farmsteads-Babcock Road Neighborhood Association. Staff received an email from Eckhert Crossing Neighborhood Association expressing their support. Staff mailed 12 notices to the Planning Team.

COMMISSION ACTION

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

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

THE MOTION CARRIED

INDIVIDUAL HEARING:

8. ZONING CASE NUMBER Z2010020 (Council District 9): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 6, Block 19, NCB 17569, 3422 Ridge Smoke. Staff recommends approval.

Rick Acosta, representative, stated the purpose of this zoning request is to conform with existing use of a duplex.

The following citizen(s) appeared to speak:

Glenn Koepnick, stated the entire neighborhood is duplex dwellings however the zoning classification indicates residential. He stated he would like clarification as to why the neighborhood is not up for rezoning.

Staff stated there were 34 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Ridgestone Neighborhood Association.

COMMISSION ACTION

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

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

THE MOTION CARRIED

9. ZONING CASE NUMBER Z2010024 (Council District 1): A request for a change in zoning from "C-3" General Commercial District to "R-3" Residential Single-Family District on Lot K, NCB 863, 3110 North St. Mary's Street. Staff recommends approval.

Grace Lopez, representative, stated the purpose of this request is to allow for the development of a single family home on the subject property.

The following citizen(s) appeared to speak:

Frederica Kushner, representing Tobin Hill Community Association, stated they are in opposition of this request.

Staff stated there were 19 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and Tobin Hill Neighborhood Association is in favor. Staff mailed 28 notices to the Planning Team.

COMMISSION ACTION

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

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

THE MOTION CARRIED

10. 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.

Charles Riley, representative, stated the purpose of this zoning request is to allow for a funeral home on the subject property.

The following citizen(s) appeared to speak:

Dan Martinez, Chairman of Eastern Triangle Community Plan, spoke in opposition.

Leroy Wise, spoke in opposition.

Ernest Mcyntre, 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 Eastwood Village Neighborhood Association is in opposition and did not received any response from Huntleigh Park Residents Association. Staff mailed 27 notices to the Planning Team, who have expressed their opposition. Staff has also received numerous calls from concerned citizens expressing their opposition.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

11. **ZONING CASE NUMBER Z2010028 S (Council District 4):** A request for a change in zoning from "C-3" General Commercial District to "C-3 S" General Commercial District with a Specific Use Authorization for a Pay Day Loan Agency on Lot 13, Block 5, NCB 8935, 1801 Southwest Military Drive. Staff recommends approval.

Patrick Christensen, representative, stated the purpose of this zoning request is to allow for a Pay Day Loan facility on the subject property.

Staff stated there were 21 notices mailed out to the surrounding property owners, 1 returned in opposition and 1 returned in favor and from Tierra Linda Neighborhood Association. Staff mailed 19 notices to the Planning Team.

COMMISSION ACTION

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

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

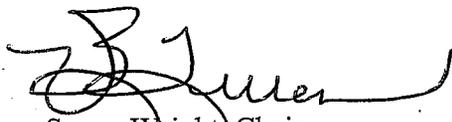
NAY: None

THE MOTION CARRIED

12. ADJOURNMENT.

There being no further business, the meeting was adjourned at 2:19 p.m.

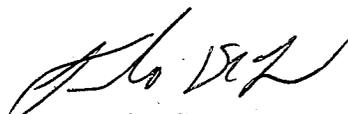
APPROVED:


Susan Wright, Chair

VICE CHAIR

FOR

ATTEST:


Executive Secretary