

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
July 15, 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: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Myers, Wright, Martinez, R. Valadez, Gray

ABSENT: None

3. Director's Report.

1:00 PM – Public Hearing

Chairman Sherrill stated following zoning cases have been postponed as per the applicant's request, Z2008180, Z2008196 CD, Z2008209, Z2008211 and Z2008212.

CONSENT ZONING

Commissioner Wright arrived at 1:07.

Commissioner Gadberry 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 15, 17, 18, 19, 20, 21, 24, 26, 27, 29, 31, 33, 34, 35 and 36. The motion was seconded by Commissioner Hawkins.

4. ZONING CASE NUMBER Z2008167 CD (Council District 2): A request for a change in zoning from "R-4" Residential Single-Family District to "C-3" General Commercial District on Lot B-6, NCB 10751, 2011 and 2015 Rigsby. Staff recommends denial of the request for "C-3" General Commercial District with an alternate recommendation for "C-2" (CD- Motor Vehicle Sales) Commercial District with a Conditional Use for Motor Vehicles Sales with conditions.

This case was approved by consent.

Applicant amended to "C-2NA" CD and is agreeable to conditions as staff has recommended.

Staff stated there were 28 notices mailed out to the surrounding property owners, 1 returned in opposition and 1 returned in favor and no response from Southeast Side Community Organization.

COMMISSION ACTION

The motion was made by Commissioner Gadberry and seconded by Commissioner Hawkins to recommend approval.

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Myers, Wright, Martinez, R. Valadez, Gray

NAY: None

THE MOTION CARRIED

5. **ZONING CASE NUMBER Z2008178 (Council District 6):** A request for a change in zoning from "C-3R" General Commercial District, Restrictive Alcohol Sales to "I-2" Heavy Industrial District on Lots 28 and 29, NCB 8240, 263 and 267 Old US Highway 90 West. Staff recommends denial with an alternate recommendation.

This case was approved by consent.

Applicant amended to "C-3" CD as staff has recommended.

Staff stated there were 15 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Los Jardines Neighborhood Association.

COMMISSION ACTION

The motion was made by Commissioner Gadberry and seconded by Commissioner Hawkins to recommend approval.

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Myers, Wright, Martinez, R. Valadez, Gray

NAY: None

THE MOTION CARRIED

6. **ZONING CASE NUMBER Z2008186 S (Council District 5):** A request for a change in zoning from "I-2" Heavy Industrial 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 Office on 1.012 acres out of NCB 191, 1202 and 1228 West Commerce. Staff recommends approval.

This case was approved by consent.

Staff stated there were 34 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Prospect Hill Neighborhood Association. Staff mailed 162 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Gadberry and seconded by Commissioner Hawkins to recommend approval.

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Myers, Wright, Martinez, R. Valadez, Gray

NAY: None

THE MOTION CARRIED

7. ZONING CASE NUMBER Z2008187 (Council District 2): A request for a change in zoning from "I-1 RIO-2" General Industrial River Improvement Overlay District and "MF-33 RIO-2" Multi-Family River Improvement Overlay District to "IDZ RIO-2" Infill Development Zone River Improvement Overlay District with uses permitted in "C-2" Commercial District and Multi-Family Dwellings not to exceed a density of 75 units per acre on Lot 7, Lot 8, Lot 9, Lot 16 and Lot 17, Block 11, NCB 1765, 1706 Broadway Street, 1705, 1701 and 1635 North Alamo Street. Staff recommends approval pending an amendment to the Government Hill Neighborhood Plan.

This case was approved by consent

Staff stated there were 32 notices mailed out to the surrounding property owners, 0 returned in opposition and 9 returned in favor and no response from Government Hill Alliance Neighborhood Association. Staff mailed 11 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Gadberry and seconded by Commissioner Hawkins to recommend approval.

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Myers, Wright, Martinez, R. Valadez, Gray

NAY: None

THE MOTION CARRIED

8. ZONING CASE NUMBER Z2008189 (Council District 2): A request for The 4300 Highway 90 East Limited Partnership, Owner(s), for a change in zoning from "R-5" Residential Single-Family District to "O-1" Office District on 0.2 acres out of Lot 19, Block 19, NCB 10616, 4300 IH 10 East. Staff recommends approval.

This case was approved by consent.

Staff stated there were 11 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor.

COMMISSION ACTION

The motion was made by Commissioner Gadberry and seconded by Commissioner Hawkins to recommend approval.

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Myers, Wright, Martinez, R. Valadez, Gray

NAY: None

THE MOTION CARRIED

9. **ZONING CASE NUMBER Z2008190 (Council District 2):** A request for a change in zoning from "R-5" Residential Single-Family District; "C-2" Commercial District and "C-3NA" Commercial District, Nonalcoholic Sales to "C-2" Commercial District on Lots 1 through 5 and 11 through 16, Block 12, NCB 12918, 2711 Southeast Loop 410 and 2718 Hollyhill. Staff recommends approval.

This case was approved by consent.

Staff stated there were 36 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor.

COMMISSION ACTION

The motion was made by Commissioner Gadberry and seconded by Commissioner Hawkins to recommend approval.

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Myers, Wright, Martinez, R. Valadez, Gray

NAY: None

THE MOTION CARRIED

10. **ZONING CASE NUMBER Z2008195 (Council District 1):** A request for a change in zoning from "C-3NA" Commercial District, Nonalcoholic Sales to "RM-4" Residential Mixed District on Lots 22, 23, and 24, Block 2, NCB 2077, 110 and 102 Cornell. Staff recommends approval.

This case was approved by consent.

Staff stated there were 29 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Five Points Neighborhood Association and Beacon Hill Neighborhood Conservation District.

COMMISSION ACTION

The motion was made by Commissioner Gadberry and seconded by Commissioner Hawkins to recommend approval.

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Myers, Wright, Martinez, R. Valadez, Gray

NAY: None

THE MOTION CARRIED

11. **ZONING CASE NUMBER Z2008198 (Council District 1):** A request for a change in zoning from "R-4" Residential Single-Family District to "PUD R-4" Planned Unit Development, Residential Single-Family District on 1.067 acres out of NCB 773 and NCB 774, 602, 618, 620 and 652 Euclid; 101, 103, 104 and 106 Macon; 515 Elmira. Staff recommends approval pending Plan Amendment.

This case was approved by consent.

Staff stated there were 28 notices mailed out to the surrounding property owners, 0 returned in opposition and 11 returned in favor no response from Five Points Neighborhood Association. Staff mailed 53 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Gadberry and seconded by Commissioner Hawkins to recommend approval.

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Myers, Wright, Martinez, R. Valadez, Gray

NAY: None

THE MOTION CARRIED

12. **ZONING CASE NUMBER Z2008199 (Council District 5):** A request for a change in zoning from "I-2" Heavy Industrial District to "C-2 NA" Commercial, Nonalcoholic Sales District on Lots 1, 2, 3, 7, 8, 9, 13 and 14, Block 2, NCB 878, 1103 South Frio Street. Staff recommends approval pending Plan Amendment.

This case was approved by consent.

Staff stated there were 13 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor. Staff mailed 127 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Gadberry and seconded by Commissioner Hawkins to recommend approval.

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Myers, Wright, Martinez, R. Valadez, Gray

NAY: None

THE MOTION CARRIED

13. **ZONING CASE NUMBER Z2008201 CD (Council District 2)** : A request for a change in zoning from "C-2NA CD" Commercial Nonalcoholic Sales District with a Conditional Use for Auto Repair to "C-2NA CD" Commercial Nonalcoholic Sales District with a Conditional Use for a Welding Facility on Lot 1, Block 9, NCB 1509, 402 South New Braunfels. Staff recommends approval with conditions.

This case was approved by consent.

Staff stated there were 14 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Arena District Neighborhood Association. Staff mailed 26 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Gadberry and seconded by Commissioner Hawkins to recommend approval.

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Myers, Wright, Martinez, R. Valadez, Gray

NAY: None

THE MOTION CARRIED

14. **ZONING CASE NUMBER Z2008203 S (Council District 7)**: A request for a change in zoning from "R-5" Residential Single-Family District to "R-5 S" Residential Single-Family District with a Specific Use Authorization for a Private University on Lots 21, 22 and 36, Block B, NCB 11512, 251 West Ligustrum. Staff recommends approval.

This case was approved by consent.

Staff stated there were 39 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from University Park Neighborhood Association.

COMMISSION ACTION

The motion was made by Commissioner Gadberry and seconded by Commissioner Hawkins to recommend approval.

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Myers, Wright, Martinez, R. Valadez, Gray

NAY: None

THE MOTION CARRIED

15. **ZONING CASE NUMBER Z2008206 (Council District 10):** A request for a change in zoning from "I-1 IH-1" General Industrial National Highway System High Priority Northeast Gateway Corridor District to "C-3 IH-1" General Commercial National Highway System High Priority Northeast Gateway Corridor District on Lot 11, NCB 13804, 10811 IH 35 North. Staff recommends approval.

This case was approved by consent.

Staff stated there were 6 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Maverick Creek (San Antonio) Home Owners Association and College Park Neighborhood Association.

COMMISSION ACTION

The motion was made by Commissioner Gadberry and seconded by Commissioner Hawkins to recommend approval.

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Myers, Wright, Martinez, R. Valadez, Gray

NAY: None

THE MOTION CARRIED

16. **ZONING CASE NUMBER Z2008207 (Council District 2):** A request for a change in zoning from "R-6" Residential Single-Family District to "PUD R-6" Planned Unit Development, Residential Single-Family District on 22.240 acres out of NCB 35132, 3099 Foster Meadows. Staff recommends approval.

This case was approved by consent.

The following citizen(s) appeared to speak:

Leanna Jackson, expressed concerns with increase in property taxes.

Billie Carson, expressed concerns with increase in property taxes and the possibility of overcrowded school.

Staff stated there were 98 notices mailed out to the surrounding property owners, 1 returned in opposition and 1 returned in favor and no response from Lakeside Neighborhood Association.

COMMISSION ACTION

The motion was made by Commissioner Gadberry and seconded by Commissioner Hawkins to recommend approval.

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Myers, Wright, Martinez, R. Valadez, Gray

NAY: None

THE MOTION CARRIED

17. ZONING CASE NUMBER Z2008208 CD (Council District 8): A request for a change in zoning from "C-2" Commercial District to "C-2 CD" (CD-Mini Warehouse) Commercial District with a Conditional Use for a Mini Warehouse exceeding 2.5 acres on 3.046 acres out of Lot 10, Block 1, NCB 16911, 6061 De Zavala Road. Staff recommends approval with conditions.

This case was approved by consent.

Staff stated there were 15 notices mailed out to the surrounding property owners, 4 returned in opposition and 1 returned in favor and River Road Neighborhood Association is in favor. Staff mailed 13 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Gadberry and seconded by Commissioner Hawkins to recommend approval.

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Myers, Wright, Martinez, R. Valadez, Gray

NAY: None

THE MOTION CARRIED

18. ZONING CASE NUMBER Z2008210 (Council District 8): A request for a change in zoning from "C-1" Light Commercial District and "O-2" Office District to "C-2" Commercial District on Lot 59, Block 3, NCB 11613, 2116 Babcock Road. Staff recommends approval.

This case was approved by consent.

Applicant is agreeable to "C-2NA" as staff has recommended.

Staff stated there were 15 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and Dreamhill Estates Neighborhood Association is in support of "C-2NA".

COMMISSION ACTION

The motion was made by Commissioner Gadberry and seconded by Commissioner Hawkins to recommend approval.

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Myers, Wright, Martinez, R. Valadez, Gray

NAY: None

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION:

19. ZONING CASE NUMBER Z2008194 (Council District 3): A request for a change in zoning from "H I-2" Heavy Industrial, Mission Historic District to "H C-3" General Commercial, Mission Historic District on Lot 25, NCB 11176, 1319 March. Staff recommends denial.

Gus Gonzales, representative, stated the property currently in the platting stages therefore, he would like to request a postponement.

Staff stated there were 8 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor.

NO ACTION TAKEN THIS CASE HAS BEEN POSTPONED.

20. ZONING CASE NUMBER Z2008204 S (Council District 6): A request for a change in zoning from "C-2NA S" Commercial Nonalcoholic Sales District with a Specific Use for a Commercial Athletic Field to "C-2NA S" Commercial Nonalcoholic Sales District with a Specific Use for a Commercial Athletic Field (Site Plan Change) on 1.882 acres out of NCB 18859, 5900 Block of Village Park. Staff recommends approval.

John McIntyre, representative, stated the purpose of this request is to modify the existing site plan by replacing the indoor soccer facility with an outdoor soccer field and changing the orientation of both proposed fields.

Staff stated there were 35 notices mailed out to the surrounding property owners, 1 returned in opposition and 0 returned in favor.

COMMISSION ACTION

The motion was made by Commissioner Martinez and seconded by Commissioner Westheimer to recommend a continuance until August 5, 2008.

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Hawkins, Myers, Wright, Martinez, R. Valadez, Gray

NAY: None

THE MOTION CARRIED

21. **ZONING CASE NUMBER Z2008197 S (Council District 5):** 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 Contractor's Facility on Lot 36 and Lot 37, Block 4, NCB 7926, 1457 Chalmers Avenue. Staff recommends approval with conditions.

Laura Monsivais, owner, stated she would like to request a two-week continuance.

Staff stated there were 31 notices mailed out to the surrounding property owners, 1 returned in opposition and 3 returned in favor. Staff mailed 33 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner J. Valadez and seconded by Commissioner Hawkins to recommend a continuance until August 5, 2008.

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Myers, Wright, R. Valadez, Gray

NAY: None

ABSTAIN: Martinez

THE MOTION CARRIED

Commissioner J. Valadez left at 2:12.

22. **ZONING CASE NUMBER Z2008028 ERZD (Council District 8):** A request for a change in zoning from "PUD R-6 ERZD" Planned Unit Development, Residential Single-Family Edwards Recharge Zone District to "C-2 ERZD" Commercial Edwards Recharge Zone District on Parcel 127T, NCB 14865, 7280 UTSA Boulevard. Staff recommends approval.

Ken Brown, representative, stated the purpose of this zoning request is to allow for commercial development on the subject property. He stated he is in agreement with staff and SAWS recommendations.

Staff stated there were 15 notices mailed out to the surrounding property owners, 1 returned in opposition and 1 returned in favor and no response from Maverick Creek Homeowners Association and College Park Neighborhood Association.

COMMISSION ACTION

The motion was made by Commissioner R. Valadez and seconded by Commissioner Wright to recommend approval with SAWS recommendations.

AYES: Sherrill, Robbins, Westheimer, Gadberry, Hawkins, Myers, Wright, Martinez, R. Valadez, Gray

NAY: None

THE MOTION CARRIED

23. ZONING CASE NUMBER Z2008164 S ERZD (Council District 9): A request for a change in zoning from "C-2 ERZD" Commercial Edwards Recharge Zone District to "C-2 S ERZD" Commercial Edwards Recharge Zone District with a Specific Use Authorization for a Hospital on 3.650 acres out of NCB 19221, 20400 Block of Huebner Road. Staff recommends approval.

Tina Larson, representative, stated the purpose of this request is to allow the development of a 40,000 square foot physical rehabilitation hospital.

Staff stated there were 22 notices mailed out to the surrounding property owners, 1 returned in opposition and 0 returned in favor and Stone Oak Property Owners Association is in favor and no response from Stone Oak Communities of Mutual Amenities.

COMMISSION ACTION

The motion was made by Commissioner Wright and seconded by Commissioner Gray to recommend approval with SAWS recommendations.

AYES: Sherrill, Robbins, Westheimer, Gadberry, Hawkins, Myers, Wright, Martinez, R. Valadez, Gray

NAY: None

THE MOTION CARRIED

24. ZONING CASE NUMBER Z2008156 CD (Council District 2): A request for a change in zoning from "C-2" Commercial District and "C-1" Light Commercial District to "C-2NA CD" (CD-Warehousing) Commercial District, Nonalcoholic Sales with a Conditional Use for Warehousing on 1.904 acres out of NCB 15805, on the west side of Castle Cross, midblock between Castle Hunt Drive to the north and Rittiman Road to the south. Staff recommends denial.

Corina Uribe, owner, stated the purpose of this zoning request is to allow for a carpet distribution warehouse facility on the subject property. She stated she has met with the neighborhood association who did support her proposal. She further stated she is in agreement of a continuance to meet with Commissioner Hawkins to address her concerns.

Staff stated there were 25 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and East Village Neighborhood Association is in favor.

COMMISSION ACTION

The motion was made by Commissioner Hawkins and seconded by Commissioner Martinez to recommend a continuance until August 5, 2008.

AYES: Sherrill, Robbins, Westheimer, Gadberry, Hawkins, Myers, Wright, Martinez, R. Valadez, Gray

NAY: None

THE MOTION CARRIED

25. ZONING CASE NUMBER Z2008170 CD (Council District 9): A request for a change in zoning from "NP-8" Neighborhood Preservation District to "NP-8" (CD-Professional Office) Neighborhood Preservation District with a Conditional Use for a Professional Office on 0.43 acres out of NCB 11924, 139 Hiler Road. Staff recommends approval with conditions.

Lucy Peveto, representative, stated the purpose of this request is to allow for a law office on the subject property.

The following citizen(s) appeared to speak:

Tom Rickoff, spoke in favor.

Ed DeWess, spoke in favor.

Eric Vasys, spoke in favor.

Steve Hart, spoke in favor.

Don Hardy, spoke in favor.

Ray Bartholomew, spoke in favor.

Wayne Christen, applicant, stated his is proposing to operate a law office on the subject property.

Diane Saphire, spoke in opposition.

Ken Brown, spoke in opposition.

Alma Laurel, spoke in opposition.

Richard Dugger, spoke in opposition.

Paul Mueller, spoke in opposition.

Ron Miner, spoke in opposition.

Dr. Kevin Brown, spoke in opposition.

Bob Donnally, spoke in opposition.

Tamara Morsey, spoke in opposition.

Michelle Burk, spoke in opposition.

Bob Richie, spoke in opposition.

Staff stated there were 33 notices mailed out to the surrounding property owners, 15 returned in opposition and 3 returned in favor and Oak Park/Northwood Neighborhood Association is in opposition. Staff has mailed 54 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Wright and seconded by Commissioner Gray to recommend a continuance until August 5, 2008.

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

NAY: Gadberry

THE MOTION CARRIED

25. ZONING CASE NUMBER Z2008191 (Council District 9): A request for a change in zoning from "R-5" Residential Single-Family District to "C-2" Commercial District on Lots 89, 90, 91, NCB 11882, 1539 East Sandalwood Lane. Staff recommends denial of "C-2" with an alternate recommendation of "C-1".

Mitzi Vaughn, representative, stated the purpose of this request is to allow for a fine art studio for the community. She further stated she would like to amend her request to "C-1" as staff has recommended.

The following citizen(s) appeared to speak:

Amelia Benavides, spoke in opposition. She raised concerns with parking and with how this may affect her taxes. She also expressed concerns with the types of businesses are allowed should the Art Studio close.

Elena Morgan, stated she is in opposition. She also expressed the same concerns.

Staff stated there were 22 notices mailed out to the surrounding property owners, 4 returned in opposition and 0 returned in favor.

COMMISSION ACTION

The motion was made by Commissioner Wright and seconded by Commissioner Robbins to recommend approval of "C-1".

AYES: Sherrill, Robbins, Westheimer, Gadberry, Hawkins, Myers, Wright, Martinez, R. Valadez, Gray

NAY: None

THE MOTION CARRIED

26. ZONING CASE NUMBER Z2008200 (Council District 8): A request for a change in zoning from "I-1" General Industrial District and "C-3" General Commercial District to "C-2" Commercial District on Lot 1, Block 22, NCB 14861, 6506 West Hausman Road. Staff recommends approval.

Jim Sawyer, owner, stated the purpose of this zoning change is to allow for a day care center on the subject property. He stated he is agreeable to a continuance to meet with the surrounding property owners to address their concerns.

The following citizen(s) appeared to speak:

Jacob Dell, representing Woodthorn Neighborhood Association, stated they are agreeable to a continuance.

Staff stated there were 45 notices mailed out to the surrounding property owners, 3 returned in opposition and 0 returned in favor and no response from Woodthorn Homeowner Association.

COMMISSION ACTION

The motion was made by Commissioner R. Valadez and seconded by Commissioner Robbins to recommend a continuance until August 5, 2008.

AYES: Sherrill, Robbins, Westheimer, Gadberry, Hawkins, Myers, Wright, Martinez, R. Valadez, Gray

NAY: None

THE MOTION CARRIED

27. ZONING CASE NUMBER Z2008202 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 Truck Repair & Maintenance Facility on Lot 79, Block 7, NCB 16612, 3831 North Foster Road. Staff recommends denial.

Homer Rivera, representative, stated the purpose of this request is to bring existing truck repair facility to compliance.

The following citizen(s) appeared to speak:

Jaime Martinez, owner, stated they have been in operation for several years and wish to continue their existing business. He stated they have been in contact with the surrounding property owners and have informed them about this request.

Reginald Russell, spoke in opposition.

Staff stated there were 22 notices mailed out to the surrounding property owners, 4 returned in opposition and 0 returned in favor.

COMMISSION ACTION

The motion was made by Commissioner Hawkins and seconded by Commissioner Robbins to recommend approval of "C-1".

AYES: Sherrill, Robbins, Westheimer, Gadberry, Hawkins, Myers, Wright, Martinez, R. Valadez, Gray

NAY: None

THE MOTION CARRIED

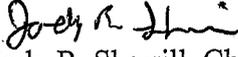
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28. ADJOURNMENT.

There being no further business, the meeting was adjourned at 4:12 p.m.

APPROVED:


Jody R. Sherrill, Chair

ATTEST:


Executive Secretary