

**SAN ANTONIO ZONING COMMISSION  
OFFICIAL MINUTES  
May 5, 2009**

1. The Zoning Commission of the City of San Antonio met in the 1<sup>st</sup> 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, J. Valadez, Westheimer, Myers, Wright, Martinez, Gray**

**ABSENT: Hawkins, R. Valadez**

3. Approval of April 21, 2009 Zoning Commission Minutes.

**COMBINED HEARING:**

Commissioner Wright 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 and 10. The motion was seconded by Commissioner Martinez.

4. **ZONING CASE NUMBER Z2009085 S (Council District 6):** 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 Check Cashing Facility on Lot 2, Block 1, NCB 18829, 9355 Culebra Road. Staff recommends approval with the following condition:

- a. Check cashing operations shall be limited to one suite within the retail strip center, at any give time.

Will Sealy, representative, stated the purpose of this zoning change is to allow for a check cashing facility on the subject property. He stated he is agreeable with staff's condition.

Staff stated there were 11 notices mailed out to the surrounding property owners, 2 returned in opposition and 0 returned in favor. Staff mailed 61 notices to the Planning Team.

**COMMISSION ACTION**

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

**AYES: Gadberry, McFarland, J. Valadez, Westheimer, Myers, Wright, Martinez, Gray**  
**NAY: None**

**THE MOTION CARRIED**

**5. ZONING CASE NUMBER Z2009086 (Council District 6):** A request for a change in zoning from "R-6" Residential Single-Family District to "MF-25" Multi-Family District on 3.746 acres out of Block 1, NCB 7423, 400 Joe Blanks Street. Staff recommends approval.

Staff stated there were 44 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Community Workers Council.

**COMMISSION ACTION**

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

**AYES: Gadberry, McFarland, J. Valadez, Westheimer, Myers, Wright, Martinez, Gray**  
**NAY: None**

**THE MOTION CARRIED**

**INDIVIDUAL CONSIDERATION:**

**6. ZONING CASE NUMBER Z2009088 (Council District 8):** A request for a change in zoning from "R-6 MLOD-1" Residential Single-Family Camp Bullis Military Lighting Overlay District and "R-6 GC-1 MLOD-1" Residential Single-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District to "C-3 MLOD-1" General Commercial Camp Bullis Military Lighting Overlay District and "C-3 GC-1 MLOD-1" General Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District on 3.584 acres out of NCB 34761 and 0.29 of an acre out of NCB 34780 and 0.104 of an acre out of CB 4761, 6194 Old Camp Bullis Road. Staff recommends denial of "C-3" with an alternate recommendation of "C-2".

Lucy Peveto, representative, stated she would like to request a continuance until May 19, 2009 to meet with staff and meet with Forest Crest Neighborhood Association.

**The following citizen(s) appeared to speak:**

Kathleen Murray, representing Forest Crest Neighborhood Association, spoke in opposition of "C-3" zoning request however they support "C-2" and also expressed concerns with egress. She stated they are in support of the continuance.

Staff stated there were 11 notices mailed out to the surrounding property owners, 1 returned in opposition and 1 returned in favor and Forest Crest Neighborhood Association is in opposition.

## COMMISSION ACTION

The motion was made by Commissioner Gray and seconded by Commissioner Martinez to recommend a continuance until May 19, 2009.

**AYES: Gadberry, McFarland, J. Valadez, Westheimer, Myers, Wright, Martinez, Gray**

**NAY: None**

## THE MOTION CARRIED

7. **ZONING CASE NUMBER Z2008014 (Council District 8):** A request for a change in zoning from "R-20 MLOD-1" Residential Single Family, Camp Bullis Military Lighting Overlay District to "C-2NA MLOD-1" Commercial, Nonalcoholic Sales, Camp Bullis Military Lighting Overlay District (16.108 acres), "C-2 MLOD-1" Commercial, Camp Bullis Military Lighting Overlay District (44.535 acres) and "O-1.5 MLOD-1" Mid-rise Office, Camp Bullis Military Lighting Overlay District (43.621 acres) on 104.264 acres out of CB 4780 (NCB 34780), 5914 Old Camp Bullis Road. Staff recommends denial.

David Earl, representative, stated the purpose of this request is to allow for commercial/office development on the subject property.

### **The following citizen(s) appeared to speak:**

Kathleen Murray, spoke in opposition.

Santiago Garcia, spoke in opposition.

Rollette Schreckenghost, spoke in opposition.

Jim Cannizzo, Legal Advisor for Fort Sam Houston, representing Camp Bullis, stated they are neither in favor nor opposition but neutral with comments. He stated their main compatibility concern has to do with access to Old Camp Bullis Road.

Daniel Ortiz, representing Thomas Enterprises, stated they are neither in opposition nor in favor. He stated he is available to simply answer questions on behalf of Thomas Enterprises and to observe what becomes of this particular zoning case. He further stated Thomas Enterprises owns a rectangular piece of property that is a buffer between the property and the park. He stated Thomas Enterprises removed that rectangle, it retained its current zoning, which is R6, and we negotiated restrictive covenants for when and how it could be developed including preparing an Endangered Species Report that showed development on that property. As for the issues with access, the applicant would have to resolve that with my client, Thomas Enterprises.

Staff stated there were 26 notices mailed out to the surrounding property owners, 6 returned in opposition, 3 additional notices in opposition outside the 200 foot radius and 7 returned in favor and Forest Crest Neighborhood Association is in opposition.

**COMMISSION ACTION**

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

**AYES: Gadberry, McFarland, J. Valadez, Westheimer, Myers, Wright, Martinez, Gray**  
**NAY: None**

**THE MOTION CARRIED**

**8. ZONING CASE NUMBER Z2009061 (Council District 4):** A request for a change in zoning from "C-3" General Commercial District and "MR" Military Reservation District to "MF-18" Multi-Family District (16.47 acres) and "C-3" General Commercial District (2.498 acres) on 18.968 acres out of NCB 15655, 4770 West Military Drive. Staff recommends denial.

Andy Guerrero, representative, stated he would like to request a continuance until June 2, 2009.

Staff stated there were 15 notices mailed out to the surrounding property owners, 1 returned in opposition and 2 returned in favor and People Active in Community Efforts and Southwest Community Association is in opposition. Staff mailed 33 notices to the Planning Team.

**COMMISSION ACTION**

The motion was made by Commissioner Myers and seconded by Commissioner Wright to recommend a continuance until June 2, 2009.

**AYES: Gadberry, McFarland, J. Valadez, Myers, Wright, Martinez, Gray**  
**NAY: None**

**THE MOTION CARRIED**

**9. ZONING CASE NUMBER Z2009063 (Council District 8):** A request for a change in zoning from "R-6" Residential Single-Family District to "C-2" Commercial District on 1.556 acres out of NCB 14702, 9545 Huebner Road. Staff recommends approval.

Andy Guerrero, representative, stated he would like to request a continuance until May 19, 2009 to continue meeting with Oakland Estates Neighborhood Association.

Staff stated there were 18 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Oakland Estates Neighborhood Association. Staff mailed 12 notices to the Planning Team.

**COMMISSION ACTION**

The motion was made by Commissioner Gray and seconded by Commissioner Myers to recommend a continuance until May 19, 2009.

**AYES: Gadberry, McFarland, J. Valadez, Myers, Wright, Martinez, Gray**  
**NAY: None**

**THE MOTION CARRIED**

10. **ZONING CASE NUMBER Z2009087 (Council District 7):** A request for a change in zoning from "C-1" Light Commercial District and "C-3" General Commercial District to "C-2" Commercial District on Lot 9, Block 3, NCB 16469, 4923 Fred May Drive. Staff recommends approval.

James Griffin, representative, stated the purpose of this request is to allow the extension of the existing noncommercial parking lot. He stated he would like to amend his request to include "NA" designation. He further stated they would enter deed restrictions, preserve trees and provide a 20-foot landscape buffer.

**The following citizen(s) appeared to speak:**

Linda Newcome, stated she has meet with Mr. Griffin and is in support of this zoning change.

Staff stated there were 42 notices mailed out to the surrounding property owners, 1 returned in opposition, 1 call in opposition received outside the 200-foot radius, 5 returned in favor and 1 call in favor.

**COMMISSION ACTION**

The motion was made by Commissioner Gray and seconded by Commissioner Myers to recommend approval "C-2NA".

**AYES: Gadberry, McFarland, J. Valadez, Myers, Wright, Martinez, Gray**  
**NAY: None**

**THE MOTION CARRIED**

11. **ZONING CASE NUMBER Z2009089 CD (Council District 2):** A request for a change in zoning from "C-1 H" Light Commercial Dignowity Hill Historic District to "C-1 CD H" Light Commercial Dignowity Hill Historic District with a conditional use for a charitable food service establishment on the east 10.52 feet of Lot 5 and the west 54.14 feet of Lot 6, Block 1, NCB 561, 626 Nolan. Staff recommends approval.

Mark Wittig, representative, stated the purpose of this request is to allow for a charitable food service establishment.

**The following citizen(s) appeared to speak:**

Nettie Hinton, spoke in favor.

Lulu Francois, spoke in opposition. She expressed concerns with the possibility of attracting more homeless into their residential neighborhood.

Staff stated there were 30 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and Dignowity Hill Neighborhood Association is in favor. Staff mailed 90 notices to the Planning Team. Staff received 1 notice in opposition outside the 200-foot radius.

**COMMISSION ACTION**

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

**AYES: Gadberry, McFarland, J. Valadez, Myers, Wright, Martinez, Gray**

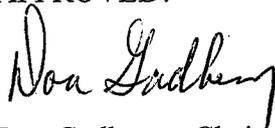
**NAY: None**

**THE MOTION CARRIED**

**12. ADJOURNMENT**

There being no further business, the meeting was adjourned at 2:47 p.m.

APPROVED:



Don Gadberry, Chairman

ATTEST:



Executive Secretary