

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
November 17, 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, Christian, Cole, Martinez, Tiller
ABSENT: Myers, Wright, Gray

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

4. **ZONING CASE NUMBER Z2010004 H (Council District 1):** A request for a change in zoning from “O-2” Office District and “R-4” Residential Single-Family District to “H O-2” Office Olmos Park Terrace Historic District and “H R-4” Residential Single-Family Olmos Park Terrace Historic District on multiple properties within the 200 Block of West Mandalay Drive (including 5118 and 5230 San Pedro Avenue). Staff recommends approval.

Yvette Thomas, Planner, presented item.

The following citizen(s) appeared to speak:

Barbara Wittehowell, representing San Antonio Conservation Society, stated they strongly support this request.

Gerald Farrell, spoke in favor.

Staff stated there were 98 notices mailed out to the surrounding property owners, 2 returned in opposition and 9 returned in favor and no response from Olmos Park Terrace an Northmoor Neighborhood Association.

COMMISSION ACTION

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

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

THE MOTION CARRIED

5. ZONING CASE NUMBER Z2010005 CD (Council District 3): A request for a change in zoning from "R-4" Residential Single-Family District, "MF-33" Multi-Family District, "C-2" Commercial District and "I-1" General Industrial District to "R-4" Residential Single-Family District, "R-6" Residential Single-Family District, "NC" Neighborhood Commercial District, "C-2" Commercial District and "C-2 CD" Commercial District with a Conditional Use for Parking and Storage-Long Term on multiple properties generally bound by Rigsby Avenue to the north; Villarreal Street and Southside Lions Park to the south; Amanda Street to the east and Anita Street to the west, multiple addresses. Staff recommends approval.

Commissioner Christian arrived at 1:13 pm.

Pedro Vega, Planner, presented item.

The following citizen(s) appeared to speak:

Curtis Briley, stated he presently owns property at the corner of Beethoven and Rigsby and would like to request his property be zoned "C-2" rather than "R-6" as staff has recommended.

Raymundo Lopez, owner of 1690 Rigsby, stated he would like to request his property be zoned "C-2" rather than "R-6" as staff has recommend.

Staff stated there were 731 notices mailed out to the surrounding property owners, 7 returned in opposition and 3 returned in favor and no response from Sunny Slope Neighborhood Association and Artesia Community Guild.

COMMISSION ACTION

The motion was made by Commissioner Valadez seconded by Commissioner McFarland to recommend approval.

AYES: Gadberry, McFarland, Valadez, Kelley, Christian, Cole, Martinez, Tiller

NAY: None

THE MOTION CARRIED

6. ZONING CASE NUMBER Z2010006 CD (Council District 3): A request for a change in zoning from "H R-5" Residential Single Family Mission Historic District to "H R-5 CD" Residential Single Family Mission Historic District with a Conditional Use to allow a non-commercial parking lot on Lots 8 and 9, NCB 7668, 539 and 543 East White Avenue. Staff recommends approval with conditions.

Chuck Christian, representative, stated he is in agreement with staff conditions. He stated they are proposing to develop a non-commercial parking lot on the subject property.

Staff stated there were 23 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Mission San Jose Neighborhood Appearance & Safety Committee. Staff mailed 19 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Valadez seconded by Commissioner Kelley to recommend approval as the following conditions

1. All on-site lighting shall be directed onto the site and point away from any residential zoning or uses using 90 degree or less cut-off fixtures;
2. The parking lot shall be provided with a gate or other sufficient barrier against vehicle entry during the hours the facility served is closed;
3. A 10 foot "Type A" landscape buffer shall be provided along the north, east and west property lines of the subject property; and
4. No advertising signs shall be permitted on the parking lot other than signs indicating the owner or lessee of the lot and to provide parking instructions.

AYES: Gadberry, McFarland, Valadez, Kelley, Christian, Cole, Martinez, Tiller

NAY: None

THE MOTION CARRIED

7. ZONING CASE NUMBER Z2010008 S (Council District 7): A request for a change in zoning from "C-2" Commercial District and "C-3" General Commercial District to "C-2 S" Commercial District with a Specific Use Authorization for a Pay-Day Loan Agency on Lot 200H, Block H, NCB 8501, 972 Bandera Road. Staff recommends approval.

Robert Grant, applicant, stated the purpose of this zoning change is to allow for a personal Loan Office on the subject property.

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 Donaldson Terrace and University Park Neighborhood Association. Staff mailed 33 notices to the Planning Team.

COMMISSION ACTION

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

AYES: Gadberry, McFarland, Valadez, Kelley, Christian, Cole, Martinez, Tiller

NAY: None

THE MOTION CARRIED

November 17, 2009

4

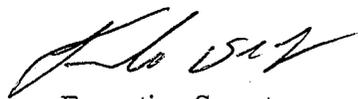
8. ADJOURNMENT.

There being no further business, the meeting was adjourned at 1:32 p.m.

APPROVED:


Don Gadberry, Chairman

ATTEST:


Executive Secretary