

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
September 2, 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, Martinez
ABSENT: Hawkins, Myers, R. Valadez, Gray

3. Director's Report.

1:00 PM – Public Hearing

Chairman Sherrill stated following zoning cases have been withdrawn as per the applicant's request, Z2008192, Z2008216 and Z2008225.

4. **ZONING CASE NUMBER Z2008147 ERZD (Council District 8):** A request for a change in zoning from "R-6 CD ERZD" Residential Single-Family Edwards Recharge Zone District with a Conditional Use for a Private High School to "O-1 ERZD" Office Edwards Recharge Zone District (1.6350 acres) and "O-2 ERZD" Office Edwards Recharge Zone District (11.9523 acres) on 13.5873 acres out of NCB 17627 and NCB 18598, 4150 DeZavala Road. Staff recommends approval.

James Griffin, representative, stated he would like to request another two-week continuance to meet with the neighborhood associations.

Staff stated there were 54 notices mailed out to the surrounding property owners, 5 returned in opposition and 3 returned in favor.

COMMISSION ACTION

The motion was made by Commissioner Wright and seconded by Commissioner Robbins to recommend a continuance until September 16, 2008.

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Wright, Martinez
NAY: None

THE MOTION CARRIED

5. **ZONING CASE NUMBER Z2008226 (Council District 8):** A request for a change in zoning from "O-2" Office District to "C-2" Commercial District on Lot 40, NCB 11622, 7923 Donore Place. Staff recommends denial of "C-2" with an alternate recommendation of "C-1".

Eric Peterson, applicant, stated he has met with the surrounding property owners and has agreed with a "C-1" along with some deed restrictions.

The following citizen(s) appeared to speak:

Hebert Madsen, stated he strongly opposes the "C-1" zoning designation. He stated their intent is to maintain the residential character of the neighborhood. He is concern that this "C-1" designation would encourage more commerical encroachment into the neighborhood.

Chantal Hallison, stated she is opposition of the "C-1" zoning request. She stated she has been in contact with Mr. Peterson and has request that he maintain his "O-2" designation and request a Special Use Permit to allow for his day care to continue. She is concerned that should Mr. Peterson relocate the property will retain the "C-1" zoning designation which would allow for other uses that are too intense for their residential community.

Staff stated there were 20 notices mailed out to the surrounding property owners, 6 returned in opposition and 0 returned in favor and 1 undecided. Staff also received 1 notice outside the 200 foot radius expressing their opposition.

COMMISSION ACTION

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

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Wright, Martinez

NAY: None

THE MOTION CARRIED

6. **ZONING CASE NUMBER Z2008235 (Council District 2):** A request for a change in zoning from "I-2" Heavy Industrial District to "HE I-2" Historic Exceptional Heavy Industrial District on 53.887 acres out of NCB 10568, 3803 Old Seguin Road. Staff recommends approval.

City staff represented this case.

The following citizen(s) appeared to speak:

Marcie Ince, representing San Antonio Conservation Society, stated this structure was built in 1874 and is one of the 19th Century farm and ranch complexes that have been researched by the San Antonio Conservation Society. She stated they are in support of the "HE" designation.

Staff stated there were 8 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 Westheimer and seconded by Commissioner Wright to recommend approval.

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Wright, Martinez

NAY: None

THE MOTION CARRIED

7. **ZONING CASE NUMBER Z2008236 (Council District 6):** A request for a change in zoning from "R-5" Residential Single-Family District to "HE R-5" Historic Exceptional Residential Single-Family District on Parcel 7, NCB 15478, 6709 Forest Village. Staff recommends approval.

Marcie Ince, representing San Antonio Conservation Society, stated they strongly support of the "HE" designation on the subject property.

Staff stated there were 81 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and no response from Northwest Crossing and Great Northwest Neighborhood Associations. Staff mailed 61 notices to the Planning Team.

COMMISSION ACTION

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

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Wright, Martinez

NAY: None

THE MOTION CARRIED

8. Approval of August 19, 2008 Zoning Commission Minutes.

COMMISSION ACTION

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Martinez

NAY: None

ABSTAIN: Wright

THE MOTION CARRIED

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9. **ADJOURNMENT.**

There being no further business, the meeting was adjourned at 1:36 p.m.

APPROVED:



Jody R. Sherrill, Chair

ATTEST:



Executive Secretary