

## Z2012172 CD

### **ZONING CASE NUMBER Z2012172 CD (Council District 9) – August 7, 2012**

A request for a change in zoning from “R-4 NCD-6” Residential Single-Family Mahncke Park Neighborhood Conservation District to “R-4 CD NCD-6” Residential Single-Family Mahncke Park Neighborhood Conservation District with a Conditional Use for a Non-Commercial Parking Lot on Lots 27, 28, 29 and 30, Block 3, NCB 6229, 149 and 153 Perry Court and 152 and 156 Burr Road. Staff recommends denial.

Ashley Farrimond, representative, would like to request a continuance to meet with the surrounding property owners and neighborhood association to discuss the proposed zoning request.

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

Moses Aguilar, spoke in opposition.

Scott Day, stated he would like to express his opposition. He further stated he has also collected a petition from the affected property owners who have expressed their opposition.

Mike Bartel, President of Mahncke Neighborhood Association, stated they strongly oppose the proposed zoning change.

Henrietta Dominguez, stated she would like to express her opposition. She stated her concerns are for the safety of the neighborhood.

Jody Williams, San Antonio Conservation Society, stated they are in opposition of the proposed zoning change.

Staff stated there were 27 notices mailed out to the surrounding property owners, 7 returned in opposition and 5 returned in favor and no response from Mahncke Park Neighborhood Association. Staff mailed 21 notices to the Planning Team and received 1 response in opposition.

#### **COMMISSION ACTION**

A motion was made by Commissioner McNealy seconded by Commissioner C. Martinez to recommend a continuance until September 4, 2012.

**Z2012172 CD**

**AYES: Tiller, McFarland, Ornelas, Villarreal, D. Martinez, Salazar, C. Martinez,  
McNealy**

**NAY: None**

**THE MOTION CARRIED**

**ZONING CASE NUMBER Z2012172 CD (Council District 9) – September 4, 2012**

A request for a change in zoning from “R-4 NCD-6” Residential Single-Family Mahncke Park Neighborhood Conservation District to “R-4 CD NCD-6” Residential Single-Family Mahncke Park Neighborhood Conservation District with a Conditional Use for a Non-Commercial Parking Lot on Lots 27, 28, 29 and 30, Block 3, NCB 6229, 149 and 153 Perry Court and 152 and 156 Burr Road. Staff recommends denial.

Rob Killen, representative, stated they are proposing this zoning change to allow for a non commercial parking lot on the subject property. He stated he has been in contact with Mahncke Park Neighborhood Association as well as visited with the surrounding property owners to address any concerns they may have. He further stated they have amended their site plan to address the property owners concerns. He stated they are agreeable to deed restrictions.

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

Amy Estes, spoke in opposition,

Scott Day, spoke in opposition.

Mark Fassold, spoke in opposition.

Julie Gaddy, spoke in favor.

Mrs. Barfield, spoke in opposition.

Carlynn Ricks, spoke in opposition.

Collin Stone, spoke in favor.

Jody Williams, San Antonio Conservation Society, poked in opposition.

Angela Olson, spoke in opposition.

## **Z2012172 CD**

Lou Fox, Incarnate Word University, stated they have met with the affected property owners and feels they have addressed their concerns and are agreeable to deed restrictions.

Staff stated there were 27 notices mailed out to the surrounding property owners, 8 returned in opposition and 5 returned in favor and Mahncke Park Neighborhood Association is in opposition. Staff mailed 21 notices to the Planning Team and received 1 response in opposition.

### **COMMISSION ACTION**

A motion was made by Commissioner McNealy seconded by Commissioner Tiller to recommend approval with staff conditions:

1. A 5 foot wide landscape buffer shall be provided along the west property line per section 35-514 (e)(1); and the buffer shall meet the requirements of a Type A buffer;
2. A 7 foot existing solid wall shall be maintained along the east property line;
3. A 5 foot predominantly open decorative steel fence shall be maintained along the north and south property lines;
4. All on-site lighting shall be directed onto the site and point away from any residential uses;
5. 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 (not to exceed three (3) square feet in area).

In addition the condition to restrict the use of parking to University of Incarnate Word administrators and staff.

Issue permits to park in the lot to not exceed the number of spaces available.

UIW will maintain the lot to do trash pick up and provide necessary security.

**AYES: Tiller, McNealy**

**NAY: McFarland, Ornelas, Villarreal, D. Martinez, Salazar, Boyd, C. Martinez**

**THE MOTION FAILED**

**Z2012172 CD**

**COMMISSION ACTION**

A motion was made by Commissioner C. Martinez seconded by Commissioner Salazar to recommend denial.

**AYES: McFarland, Ornelas, Villarreal, D. Martinez, Salazar, Boyd, C. Martinez**

**NAY: Tiller, McNealy**

**THE MOTION CARRIED**