

## **Z2013140 CD**

### **ZONING CASE NUMBER Z2013140 CD (Council District 3) – July 2, 2013**

A request for a change in zoning from “R-5” Residential Single-Family District to “R-5 CD” Residential Single-Family District with a Conditional Use for a Boarding Home with No More than 16 Residents on Lot 6, Block 7, NCB 12914; 2522 Hollyhill Drive. Staff recommends denial.

Staff stated there were 26 notices mailed out to the surrounding property owners, 4 returned in opposition and 1 in opposition outside the 200 foot radius and 1 returned in favor and Jupe Manor and Lower Southeast Side Neighborhood Associations are in opposition. Staff mailed 25 notices to the Planning Team.

Valentin Andrade, owner, stated he is requesting this change in zoning to allow for a boarding home for up to 16 residents. He stated the residents would be all military veterans. He stated they are scheduled to operate by mid to late August with 6 residents. He stated he has received a Certificate of Occupancy by the City of San Antonio for up to 16 occupant load however they do not have the proper zoning to allow for the 16 residents.

#### **The following citizens appeared to speak:**

Jim McNama, Co-Chair of Eastern Triangle Implementation and Management Group, stated they are in opposition of the proposed zoning request. He expressed concerns with the structure not suitable for the number of residents as well as staff.

Arlene Sheppard, stated she her residents is adjacent to the subject property. She strongly opposes the proposed zoning request. She stated she believes the structure is far larger than the plans that were submitted for the building permit. She expressed concerns with the increase in traffic into their residential neighborhood as well as parking issues. She feels this request would negatively impact their neighborhood.

James Allan Boldt, Board of Directors and Co-Chair Eastern Triangle Implementation and Management Group Land Use Committee, stated he would like to express his opposition for the zoning change as this would have a negative impact on the community.

Juan Vasquez, stated he would like to submit a letter/petition from Jupe Manor Neighborhood Association expressing their opposition for the zoning request.

Aaron Valadez, stated he would like to express his opposition in this case as this would negatively affect the character of the neighborhood.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

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**COMMISSION ACTION**

A motion was made by Commissioner Boyd and seconded by Commissioner McFarland to support staff's recommendation of denial.

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

**NAY: None**

**THE MOTION CARRIED**