

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
April 1, 2008**

1. The Zoning Commission of the City of San Antonio met in the 1st Floor, Board Road of the Cliff Morton Development and Business Services Center at 1901 S. Alamo.
2. Roll Call.

PRESENT: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Myers, Wright, Martinez, R. Valadez, Gray

ABSENT: None

3. Director's Report.
4. Approval of March 18, 2008 Minutes.

1:00 PM – Public Hearing

Chairman Sherrill stated Zoning Case No. Z2008116 has been withdrawn as per the applicant's request.

CONSENT ZONING

Commissioner Gadberry made a motion to approve the following rezoning cases being that staff recommendations were for approval. Additionally, no citizens had signed to speak on said cases: item 8, 11, 18 and 19. The motion was seconded by Commissioner Robbins.

5. ZONING CASE NUMBER Z2008039 (Council District 7): The request of Phil Garay, Applicant, for Adalberto Hernandez, Owner(s), for a change in zoning from 'R-6' Residential Single-Family District to 'C-2' Commercial District on Lot 2 and a 0.109 acre tract of land out of Lot 1, Block 1, NCB 18308, 7900 Block of Tezel Road. Staff recommends approval.

This case was approved by consent.

Staff stated there were 14 notices mailed out to the surrounding property owners, 2 returned in opposition and 4 returned in favor and no response from Tezel Heights Homeowner's Association and staff received an email expressing opposition. Staff mailed 75 notices to the Planning Team.

COMMISSION ACTION

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

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Myers, Wright, R. Valadez, Gray

NAY: None

THE MOTION CARRIED

6. ZONING CASE NUMBER Z2008111 (Council District 2): The request of Brown, P. C. Attorneys at Law, Applicant, for San Antonio Housing Authority, Owner(s), for a change in zoning from “I-1” EP-1 General Industrial District, Facility Parking/Traffic Control Overlay District-1 and “I-2” EP-1 Heavy Industrial District, Facility Parking/Traffic Control Overlay District-1 to “MF-33” EP-1 Multi-Family District, Facility Parking/Traffic Control Overlay District-1 on Lot 1, Block 1, NCB 12839; Lot 1, Block 2, NCB 12840; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 13, Block 18, NCB 1224; 0.387 acres out of NCB 1224; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16, Block 19, NCB 1223; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16, Block 20, NCB 1222; Lots 9, 10, 11, 12, 13, 14, 15 and 16, Block 14, NCB 1210; Lots 9, 10, 11, 12, 13, 14, 15 and 16, Block 13, NCB 1211; Lots 9, 10, 11, 12, 13, 14, 15 and 16, Block 12, NCB 1213, area generally bound by IH-35 North, Locke and the railroad right-of-way. Staff recommends approval.

This case was approved by consent.

Staff stated there were 36 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Government Hill Alliance. Staff mailed 13 notices to the Planning Team.

COMMISSION ACTION

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

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Myers, Wright, R. Valadez, Gray

NAY: None

THE MOTION CARRIED

7. ZONING CASE NUMBER Z2008107 (Council District 6): The request of GAC Management Co., Ltd., Applicant, for GAC Management Co., Ltd., Owner(s), for a change in zoning from “R-6” Residential Single-Family District to “O-1” Office District on 2.731 acres out of NCB 17673, 9700 Block of Westover Hills Boulevard. Staff recommends approval.

This case was approved by consent.

Staff stated there were 10 notices mailed out to the surrounding property owners, 0 returned in opposition and 4 returned in favor.

COMMISSION ACTION

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

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Myers, Wright, R. Valadez, Gray

NAY: None

THE MOTION CARRIED

8. **ZONING CASE NUMBER Z2008108 (Council District 8):** The request of Kaufman & Associates, Inc., Applicant, for Brass Heuermann 10, L. P., Owner(s), for a change in zoning from "R-20" GC-1 Residential Single Family Gateway Corridor District to "C-2" GC-1 Commercial Gateway Corridor District on Parcel 38A, NCB 34760, 6890 Heuermann Road. Staff recommends approval.

This case was approved by consent.

Staff stated there were 6 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and Friends of Friedrich Wilderness Park is neutral.

COMMISSION ACTION

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

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Myers, Wright, R. Valadez, Gray

NAY: None

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION:

9. **ZONING CASE NUMBER Z2008113 CD (Council District 7):** The request of Jerry Arredondo, Applicant, for Carp, Vasile and Sabou, Ioan, Owner(s), for a change in zoning from "R-20" NCD-3 Residential Single Family Neighborhood Conservation District to "C-2" NCD-3 CD (CD-Auto Sales) Commercial Neighborhood Conservation District with a Conditional Use for an auto dealership on A 0.542 Acre Tract Out of Block E, NCB 11538, 2259 Bandera Road. Staff recommends approval.

Jerry Arredondo, representative, proposing an auto sales lot.

The following citizen(s) appeared to speak:

Emanuela Carp, owner, stated the purpose of this request is to allow for an used auto car lot.

Joan Price, spoke in opposition.

Margaret Hak, spoke in opposition.

Staff stated there were 14 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 returned in favor and no response from Ingram Hills Neighborhood Association.

COMMISSION ACTION

The motion was made by Commissioner Gray and seconded by Commissioner Gadberry to recommend denial.

AYES: Sherrill, J. Valadez, Gadberry, Myers, Wright, R. Valadez, Gray

NAY: Robbins, Westheimer, Hawkins, Martinez

THE MOTION CARRIED

10. **ZONING CASE NUMBER Z2008115 CD (Council District 7):** The request of Earl & Associates, P. C., Applicant, for John B. Rademacher, Owner(s), for a change in zoning from "R-20" NCD-3 Residential Single-Family, Ingram Hills Neighborhood Conservation District to "R-20" NCD-3 (CD - 36 units) Residential Single-Family, Ingram Hills Neighborhood Conservation District with a Conditional Use for a total of 36 units on 3.321 acres out of NCB 11538, 2279 East Bandera Road. Staff recommends denial.

David Earl, representative, proposing condominium development.

The following citizen(s) appeared to speak:

Joan Price, spoke in favor.

Margaret Hak, spoke in favor.

Jerry Arredondo, request neighborhood association meet with him regarding previous zoning case.

Staff stated there were 19 notices mailed out to the surrounding property owners, 1 returned in opposition and 0 returned in favor.

COMMISSION ACTION

The motion was made by Commissioner Gray and seconded by Commissioner R. Valadez to recommend approval of “R-20 NCD 3 CD” with a Conditional Use for Multi-family dwellings not to exceed 10 units per acre.

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Myers, Wright, Martinez, R. Valadez, Gray

NAY: None

THE MOTION CARRIED

11. ZONING CASE NUMBER Z2008110 CD (Council District 5): The request of Maria De Los Angeles Zamarripa, Applicant, for Maria De Los Angeles Zamarripa, Owner(s), for a change in zoning from ‘R-4’ Residential Single Family District to ‘R-4’ (CD - Multi-Family Dwelling) Residential Single-Family District with a Conditional Use for Multi- Dwellings not exceeding 30 units per acre or a total of 4 units on Lots 7, 8 and 9, Block 7, NCB 2398, 607 South Chupaderas. Staff recommends denial.

Maria Zamarripa, owner, requesting a 30 day continuance.

Staff stated there were 23 notices mailed out to the surrounding property owners, 0 returned in opposition and 14 returned in favor and no response from Avenida Guadalupe Association, Inc. Staff mailed 22 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner J. Valadez and seconded by Commissioner Martinez to recommend a continuance until May 6, 2008.

AYES: Sherrill, Robbins, J. Valadez, Gadberry, Hawkins, Myers, Wright, Martinez, R. Valadez, Gray

NAY: None

THE MOTION CARRIED

12. ZONING CASE NUMBER Z2008092 S (Council District 4): The request of Oscar and Donna M. Sandoval, Applicant, for Oscar and Donna M. Sandoval, Owner(s), for a change in zoning from “R-6” Residential Single-Family District to “R-6” S Residential Single-Family District with a Specific Use Authorization for a Manufactured Home on Lot 3, NCB 15628, 5431 Hillburn Drive. Staff recommends denial.

Donna Sandoval, owner, proposing a single family dwelling.

Staff stated there were 17 notices mailed out to the surrounding property owners, 1 returned in opposition and 2 returned in favor and Southwest Community Association and Hillside Acres Good Association is in favor. Staff mailed 34 notices to the Planning Team.

COMMISSION ACTION

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

AYES: Sherrill, Robbins, J. Valadez, Gadberry, Hawkins, Myers, Wright, Martinez, R. Valadez

NAY: None

THE MOTION CARRIED

13. ZONING CASE NUMBER Z2008112 CD (Council District 7): The request of Estate of Katherine Chamberlain, Thomas Chamberlain, et al, Applicant, for Estate of Katherine Chamberlain, Thomas Chamberlain, et al, Owner(s), for a change in zoning from "R-5" Residential Single-Family District to "R-5" CD (CD-Office) Residential Single-Family District with a Conditional Use for an Office on Lots 87, Block K, NCB 11567, 4990 View Drive. Staff recommends approval.

Tom Chamberlain, owner, proposing office use.

The following citizen(s) appeared to speak:

Roland Rodriguez, spoke in favor.

Michael Rain, spoke opposition.

Lisa Armstrong, spoke in opposition.

Jason Armstrong, spoke in opposition.

Staff stated there were 32 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Rolling Ridge Village Home Owners Association. Staff mailed 33 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Gray and seconded by Commissioner Gadberry to recommend denial.

AYES: Sherrill, J. Valadez, Westheimer, Gadberry, Myers, Gray
NAY: Robbins, Hawkins, Wright, Martinez, R. Valadez

THE MOTION CARRIED

14. **ZONING CASE NUMBER Z2008117 (Council District 2):** The request of DeLeon & Silvestri Co., Applicant, for Elias DeLeon & Sandra Silvestri, Owner(s), for a change in zoning from "I-1" General Industrial District to "IDZ" Infill Development Zone with uses permitted in "C-2" Commercial District and the Stone Monument Retail and Wholesale use on Lots 4, 5, 6 and 7, Block 3, NCB 641, 815, 819 and 823 Hoefgen Avenue. Staff recommends denial.

Elias DeLeon, owner, stated he would like to request a two-week continuance.

The following citizen(s) appeared to speak:

David Arevalo, spoke in support of a continuance but would like to request a 30 to 60 day continuance.

Staff stated there were 19 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 returned in favor. Staff mailed 31 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Hawkins and seconded by Commissioner Wright to recommend a continuance until April 15, 2008.

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Myers, Wright, R. Valadez, Gray
NAY: None

THE MOTION CARRIED

15. **ZONING CASE NUMBER Z2008090 (Council District 6):** The request of Jaime & Adela Ramirez, Applicant, for Jaime & Adela Ramirez, Owner(s), for a change in zoning from "R-6" Residential Single-Family District to "C-2" Commercial District on Lot 21, Block 2, NCB 18287, 7600 Block of Potranco Road. Staff recommends approval.

Ray Garcia, representative, proposing commercial office development.

The following citizen(s) appeared to speak:

Katherine Klonek, spoke in opposition.

Noe Guerra, spoke in opposition.

Staff stated there were 28 notices mailed out to the surrounding property owners, 7 returned in opposition and 0 returned in favor.

COMMISSION ACTION

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

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

NAYS: None

THE MOTION CARRIED

16. ZONING CASE NUMBER Z2008100 (Council District 6): The request of Brown, P. C. Attorneys at Law, Applicant, for Hill Country Resort Estates Joint Venture, Owner(s), for a change in zoning from PUD "R-6" Planned Unit Development Residential Single-Family District to "C-3" General Commercial District on 4.168 acres out of NCB 17673, 9800 Block of West Military Drive. Staff recommends denial.

Ken Brown, representative, proposing a hotel however would like to request a two-week continuance to meet with the neighborhood association to address their concerns.

The following citizen(s) appeared to speak:

Bob Egger, spoke in opposition.

Kathy Fagan, spoke in opposition.

Suzy Henderson, spoke in opposition.

Robert Craig, spoke in opposition.

Noel Koerner, spoke in opposition.

Bob Egger, spoke in opposition.

Staff stated there were 33 notices mailed out to the surrounding property owners, 9 returned in opposition and 4 returned in favor.

COMMISSION ACTION

The motion was made by Commissioner Martinez and seconded by Commissioner R. Valadez to recommend a continuance until April 15, 2008.

AYES: Robbins, J. Valadez, Westheimer, Hawkins, Myers, Wright, Martinez, R. Valadez
NAYS: Sherrill, Gadberry
RECUSED: Gray

THE MOTION CARRIED

17. **ZONING CASE NUMBER Z2008114 (Council District 4):** The request of Brown, P. C. Attorneys at Law, Applicant, for NICDAR, Inc., Owner(s), for a change in zoning from “R-4” Residential Single-Family District to PUD “MF-25” Planned Unit Development Multi-Family District on 6.189 acres out of Lot 320, Block 32, NCB 11131, 727 West Villaret Boulevard. Staff recommends denial.

James Griffin, representative, would like to request a two-week continuance to meet with the surrounding property owners to address their concerns.

The following citizen(s) appeared to speak:

Vickie Rizzo, spoke in opposition.

Staff stated there were 29 notices mailed out to the surrounding property owners, 3 returned in opposition and 1 returned in favor and staff received two phone calls expressing opposition.

COMMISSION ACTION

The motion was made by Commissioner Myers and seconded by Commissioner Robbins to recommend a continuance until April 15, 2008.

AYES: Sherrill, Robbins, J. Valadez, Gadberry, Hawkins, Myers, Wright, R. Valadez, Gray
NAY: None

THE MOTION CARRIED

18. Consideration of a request initiated by Councilmember Mary Alice Cisneros, District 1, requesting a zoning amendment to the Unified Development Code regarding the IDZ (Infill Development Zone) zoning district.

Steve Drenner, spoke in favor.

COMMISSION ACTION

The motion was made by Commissioner Westheimer and seconded by Commissioner Myers to recommend a continuance until April 15, 2008.

(A verbal vote was taken)

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Myers, Wright, R. Valadez

NAY: None

THE MOTION CARRIED

19. ADJOURNMENT.

There being no further business, the meeting was adjourned at 3:54 p.m.

APPROVED:

Jody R. Sherrill, Chair

ATTEST:

Executive Secretary