

**SAN ANTONIO ZONING COMMISSION  
OFFICIAL MINUTES  
February 19, 2008**

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

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

**ABSENT: Westheimer**

3. Director's Report.
4. Approval of February 5, 2008 Minutes.

**1:00 PM – Public Hearing**

**Chairman Sherrill stated Zoning Case No. Z2008059, Z2008076 and Z2008087 have been postponed 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 10, 15, 20, 21 and 23. The motion was seconded by Commissioner Hawkins.

**5. ZONING CASE NUMBER Z2007122 S (Council District 7):** The request of Roy Horn, III, Applicant, for Timothy and Elizabeth Hansen, Owner(s), for a change in zoning from "R-5" Residential Single Family District and "C-3NA" General Commercial Nonalcoholic Sales District to "C-3NA" S General Commercial Nonalcoholic Sales District with a Specific Use Authorization for a Mini- Warehouse exceeding 2.5 acres on Parcel P-2 and Parcel P-4, NCB 18199, 10490 West Loop 1604. Staff recommends approval pending Plan Amendment.

This case was approved by consent.

Staff stated there were 26 notices mailed out to the surrounding property owners, 6 returned in opposition and 0 returned in favor. Staff mailed 61 notices to the Planning Team.

**COMMISSION ACTION**

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

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

**NAY: None**

**THE MOTION CARRIED**

**6. ZONING CASE NUMBER Z2008083 (Council District 1):** The request of Rudy and Diana Rivas, Applicant, for Rudy and Diana Rivas, Owner(s), for a change in zoning from "MF-33" Multi Family District to "O-1" Office District on Lot 13 and the south 16.86 feet of Lot 14, Block 8, NCB 1730, 816 Ogden Street. Staff recommends approval.

This case was approved by consent.

Staff stated there were 29 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and no response from Tobin Hill Neighborhood Association.

**COMMISSION ACTION**

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

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

**NAY: None**

**THE MOTION CARRIED**

**7. ZONING CASE NUMBER Z2008080 (Council District 2):** The request of Chandravadan D. Bhakta, Applicant, for Chandravadan D. Bhakta, Owner(s), for a change in zoning from "I-1" General Industrial District to "C-3" General Commercial District on Lots 20 and 21, NCB 16095, 4815 and 4803 Rittiman Road. Staff recommends approval.

This case was approved by consent.

Staff stated there were 19 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Park Village Neighborhood Association.

**COMMISSION ACTION**

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

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

**NAY: None**

**THE MOTION CARRIED**

**8. ZONING CASE NUMBER Z2008081 (Council District 2):** The request of Sok Sun Yang, Applicant, for Sok Sun Yang, Owner(s), for a change in zoning from "I-1" General Industrial District to "C-3" General Commercial District on Lot 3, NCB 12174, 6210 Fairdale Drive. Staff recommends approval.

This case was approved by consent.

Staff stated there were 15 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and no response from East Terrell Heights Neighborhood Association.

**COMMISSION ACTION**

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

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

**NAY: None**

**THE MOTION CARRIED**

**9. ZONING CASE NUMBER Z2008088 (Council District 1):** The request of Hugo Xavier De Los Santos, Applicant, for Hugo Xavier De Los Santos, Owner(s), for a change in zoning from "RM-4" Mixed Residential District to "C-2" Commercial District on 0.416 acres out of NCB 13319, 7927 Pinebrook Drive. Staff recommends approval.

This case was approved by consent.

Staff stated there were 16 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor.

**COMMISSION ACTION**

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

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

**NAY: None**

**THE MOTION CARRIED**

**INDIVIDUAL CONSIDERATION:**

**10. ZONING CASE NUMBER Z2008075 CD S ERZD (Council District 8):** The request of City of San Antonio, Applicant, for G & H Wade Joint Venture, Owner(s), for a change in zoning from "C-3NA" ERZD General Commercial, Nonalcoholic Sales, Edwards Recharge Zone District to "C-3NA" CD S ERZD (CD- Outside Storage, Screened) General Commercial, Nonalcoholic Sales, Edwards Recharge Zone District with a Conditional Use for Outside Storage with screening and Specific Use Authorization for Outside Storage on the Edwards Recharge Zone on Lot 5, Block 1, NCB 17615, 13327 Western Oak Drive. Staff recommends approval.

City staff represented this case.

Gary Wade, owner, stated his intent is to have outside storage of piping materials.

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

Ann Paddie, spoke in opposition

Jack Paddie, spoke in opposition.

Staff stated there were 14 notices mailed out to the surrounding property owners, 1 returned in opposition and 1 returned in favor.

**COMMISSION ACTION**

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

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

**NAY: None**

**THE MOTION CARRIED**

**11. ZONING CASE NUMBER Z2008072 CD (Council District 1):** The request of Ralph Cortez, Applicant, for Ricardo Balderrama and Jose Rodriguez, Owner(s), for a change in zoning from H C-2" Historic Commercial District to H "C-2" (CD- Bar) Historic Commercial District with a Conditional Use for a bar on Lot 1, Block 1, NCB 923, 620 South Presa Street. Staff recommends denial.

Ralph Cortez, applicant, proposing an upscale jazz bar.

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

Andrew Tejada, spoke in favor.

Juan Gutierrez, spoke in favor.

Doug Latia, spoke in favor.

Seahn Lobb, spoke in favor.

Jose Rodriguez, spoke in favor.

Retha Oliver, spoke in opposition.

Mary Louise Bustos, spoke in opposition.

Bill Mealy, spoke in opposition.

Manuel Longoria, spoke in opposition.

Staff stated there were 32 notices mailed out to the surrounding property owners, 5 returned in opposition and 0 returned in favor and no response from Lavaca Neighborhood Association. Staff mailed 12 notices to the Planning Team. Staff has also received support from Southtown Main Street Alliance.

**COMMISSION ACTION**

The motion was made by Commissioner Gray and seconded by Commissioner Wright to recommend a continuance until March 4, 2008.

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

**NAY: None**

**THE MOTION CARRIED**

**12. ZONING CASE NUMBER Z2008071 S (Council District 4):** The request of Elio Espino, Applicant, for John H. Girdle, Owner(s), for a change in zoning from "MI-1" Mixed Light Industrial District to "MI-1" S Mixed Light Industrial District with Special Use Authorization for a fairground on a 30.1501 acre parcel of land out of CB 4295, 13455 State Highway 16 South. Staff recommends approval.

Salah Diab, representative, proposing to develop a Fairgrounds

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

Jacklyn Mitchell, spoke in opposition.

Staff stated there were 11 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor. Staff mailed 82 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, J. Valadez, Myers, Wright, R. Valadez, Gray**

**NAY: Gadberry**

**ABSTAIN: Robbins**

**THE MOTION CARRIED**

**13. ZONING CASE NUMBER Z2008079 CD (Council District 1):** The request of Jesus Chavira, Applicant, for Jesus Chavira C/S Maria H Oviedo, Owner(s), for a change in zoning from "R-6" S Residential Single-Family District with Special Use Authorization for a Daycare to "C-2" (CD-Contractor Facility) Commercial District with a Conditional Use for a Contractor Facility on Lot 29, Block 12, NCB 9215, 866 Lee Hall. Staff recommends denial.

Applicant/Representative was not present.

Staff stated there were 36 notices mailed out to the surrounding property owners, 1 returned in opposition and 0 returned in favor and Edison Neighborhood Association is in favor and Northwest Los Angeles Heights Neighborhood Association is in opposition. Staff mailed 73 notices to the Planning Team. Staff has also received 3 mails expressing opposition from Northwest Los Angeles Heights Neighborhood Association and Greater Dellview Neighborhood Association.

**COMMISSION ACTION**

The motion was made by Commissioner Gray and seconded by Commissioner Myers to recommend a continuance until March 4, 2008.

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

**NAY: None**

**THE MOTION CARRIED**

14. **ZONING CASE NUMBER Z2008082 (Council District 3):** The request of David Torres, Applicant, for Torres Taco Haven Inc., Owner(s), for a change in zoning from "R-4" Residential Single-Family District to "NC" Neighborhood Commercial District on Lot 16, Block 8, NCB 2946, 143 Cosgrove. Staff recommends denial.

David Torres, applicant, proposing to develop a restaurant.

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

Margarita Perez, spoke in opposition.

Staff stated there were 37 notices mailed out to the surrounding property owners, 1 returned in opposition and 5 returned in favor. Staff mailed out 58 notices to the Planning Team.

**COMMISSION ACTION**

The motion was made by Commissioner Gadberry and seconded by Commissioner Robbins to recommend a continuance until March 4, 2008.

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

**NAYS: None**

**THE MOTION CARRIED**

15. **ZONING CASE NUMBER Z2008069 (Council District 10):** The request of John Roddick, Applicant, for John Roddick, Owner(s), for a change in zoning from "C-2" IH-1 Commercial National Highway System High Priority Corridor Overlay District to "C-3" IH-1 General Commercial National Highway System High Priority Corridor Overlay District on Lot 5, Block 1, NCB 17106, 12615 Judson Road. Staff recommends approval.

Mike Helmke, representative, stated he would like to amend his request to "C-2NA". He stated they are proposing a tennis academy.

Staff stated there were 34 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor.

**COMMISSION ACTION**

The motion was made by Commissioner Robbins and seconded by Commissioner Myers to recommend approval of "C-2NA" CD IH-1 for a tennis academy and including in that definition would be tennis courts, guest lodging/dormitory and fitness centers/gymnasium with the Conditions being Type "C" Buffer abutting residential zoning to the south and the west, outside tennis court lighting is downward directed, outside lighting would be cut-off lighting from the residential area from any off the other facilities that they would have.

Commissioner Robbins withdrew his motion as the second, Commissioner Myers concurred. A motion was made by Commissioner Robbins and was seconded by Commissioner Wright to recommend approval of "C-2NA" CD IH-1 for tennis courts with the attached site plan

**AYES: Sherrill, Robbins, J. Valadez, Gadberry, Myers, Wright, Martinez, R. Valadez, Gray**  
**NAYS: None**

**THE MOTION CARRIED**

**16. ZONING CASE NUMBER Z2008084 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- 3 Dwelling Units) Residential Single-Family District with a condition for 3 dwelling units on Lots 7, 8 and 9, Block 7, NCB 2398, 607 South Chupaderas. Staff recommends denial.

Bill Evans, representative, proposing multi family development. He stated the applicant's intent is to construct another small structure for her health care provider to live in.

Staff stated there were 19 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Avenida Guadalupe Association, Inc. Staff mailed 23 notices to the Planning Team.

**COMMISSION ACTION**

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

**AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Myers, Martinez, Gray**  
**NAY: None**

**THE MOTION CARRIED**

**17. ZONING CASE NUMBER Z2008055 (Council District 6):** The request of Earl & Associates, P. C., Applicant, for Bendicion Land Development Company, LLC, Owner(s), for a change in zoning from "R-6" Residential Single-Family District to "C-2" Commercial District on 17.756 acres out of NCB 17639, Impala Summit. Staff recommends approval.

Habib Erkan, representative, proposing multi building office complex or campus that may include data centers.

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

Jan Wells, spoke in favor.

Staff stated there were 76 notices mailed out to the surrounding property owners, 2 returned in opposition and 2 returned in favor and no response from Mountain View Acres Neighborhood Coalition.

### COMMISSION ACTION

The motion was made by Commissioner Gray and seconded by Commissioner Wright to recommend approval.

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

**NAY: None**

**RECUSED: Martinez**

### THE MOTION CARRIED

18. **ZONING CASE NUMBER Z2008058 (Council District 9):** The request of City of San Antonio, Applicant, for Multiple Owners, Owner(s), for a change in zoning from "RM-4" Mixed Residential District and "R-5" Single Residential District to "RE" Residential Estate District and "R-20" Residential Single-Family on NCB 12061, Lot south 101 feet of 21 (21C) and Parcel 101, Lot 2, Lot northeast 346.6 feet of 8 or 8B 2.55 acre, south 172.4 of east 321.4 feet of 9 or 9B, Lot 56, south 192.35 feet of 20 or 20B and 20C, Lot 62, Lot south 190 feet of 17 or 17B and 17C, Lot northwest 190 feet of 18 & 18D, Lot 63, Lot 55, Lot 12B, Lot 11C, Lot 13D, Lot 13E, Lot 13C, Lot northwest 368.8 feet of 7 or 7B 2.57 acre, Lot northeast 190.88 feet of E 244.7 feet of 10 or 10A, Lot southeast 190 feet of 15 and northwest 190 feet of 16 and 15C & 16D, Lot southwest 172.45 feet of west 321.4 feet of 9 or 9D, Lot south 190 feet of 19 or 19B and 19C, Lot southwest 60.78 feet of east 355.4 feet of 13 or 13A and north 220.6 feet of east 496.74 feet of 14 or 14B, Lot south 289.19 feet of east 145.6 feet of southwest 252.1 feet of 21 (21E), Lot 13B, Lot northwest 200 feet of northeast 390.88 feet of 10 or 10B, Lot 57, Lot southeast 368.8 feet of 7 or 7A 1.56 acre, Lot east 195 feet of 3 or 3B, Lot southwest 153.9 feet of 7 or 7C and Southwest 113.1 feet of 8 or 8C, Lot 3 excluding northwest 25 X 240.52 feet, Lot north 192.35 feet of 20 or 20A & 20D, Lot northwest 190 feet of 19 & 19D, Lot 64, Lot north 175 feet of 3 or 3A & 1/4 Int In 10 X 20 well #1 water well, Lot southwest 140 feet of north 381.9 feet of 18B, Block 3, Lot 8, Lot northwest 233.5 feet of 8 or 8A, Lot 58, Lot southwest 534.7 feet of northwest 106.5 feet of 21 or 21A and southeast 332 feet of 21B, Lot 65, Lot 16C, Lot 17D, Lot southeast 50 feet of 18B and 18C, Lot northeast 252 feet of 21B, NE 252 of northwest 145.6 feet of 21 or 21D & 21F and Parcel 100, Lot 59, Lot northwest 97.45 feet of west 318.7 feet of 9 or 9C and north 172.4 feet of west 121.3 feet of east 318.7 feet of 9 or 9A1, Lot north 172.4 feet of east 197.4 feet of 9 or 9A, NCB 16076, Block 3, Lot 8, NCB 12060, Lot 3 exc northwest 25 X 240.52 feet, multiple properties. Staff recommends approval.

City staff represented this case.

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

Alex Hamilton, spoke in favor.

Gary Skinner, spoke in favor.

Vince Gay, spoke in favor.

Wade Collier, spoke in favor.

Kathleen Stevens, spoke in favor.

Bruce Williams, spoke in favor.

Theodore Reeder, spoke in opposition.

William Hogan, spoke in opposition.

Rick Drury, spoke in opposition.

Kathrine Soliz, spoke in opposition.

Staff stated there were 170 notices mailed out to the surrounding property owners, 8 returned in opposition and 29 returned in favor and no response Countryside San Pedro and Arboretum Neighborhood Associations.

#### **COMMISSION ACTION**

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

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

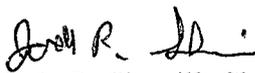
**NAY: None**

**THE MOTION CARRIED**

19. **ADJOURNMENT.**

There being no further business, the meeting was adjourned at 4:15 p.m.

APPROVED:

  
Jody R. Sherrill, Chair

ATTEST:

  
Executive Secretary