

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
June 17, 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; Myers, Wright, Martinez,
R. Valadez, Gray**

ABSENT: Gadberry, Hawkins

3. Director's Report.

1:00 PM – Public Hearing

Chairman Sherrill stated following zoning cases have been postponed as per the applicant's request, Z2008180 and Z2008164 S ERZD. Also, Zoning Case No. Z2008179 has been withdrawn as per the applicant's request.

CONSENT ZONING

Commissioner Westheimer arrived at 1:16.

Commissioner Wright made a motion to approve the following rezoning cases being that staff recommendations were for approval. Additionally, no citizens had signed to speak in opposition on the said cases: items 12, 15, 16, 18, 19, 20, 21, 24, 25 and 26. The motion was seconded by Commissioner R. Valadez.

4. ZONING CASE NUMBER Z2008128 (Council District 2): The request of Brown & Ortiz, P. C., Attorneys at Law, Applicant, for Boralis, Inc., Owner(s), for a change in zoning from "R-5" Residential Single-Family District to "L" Light Industrial District on 4.076 acres out of NCB 10780, 3200 Block of Southeast Loop 410. 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 1 returned in favor and Lower Southeast Side Association is in support.

COMMISSION ACTION

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

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

THE MOTION CARRIED

5. ZONING CASE NUMBER Z2008168 CD (Council District 4): The request of Jerman O. Garcia, Applicant, for Jerman O. and Hilda M. Garcia, Owner(s), for a change in zoning from "R-6" Residential Single-Family District to "R-6" (CD-Professional Office) Residential Single-Family District with Conditional Use for a Professional Office on Lot 1 and Lot 2, Block 54, NCB 8033, 922 Wagner Avenue. Staff recommends approval.

This case was approved by consent.

Staff stated there were 25 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor. Staff mailed 54 notices to the Planning Team.

COMMISSION ACTION

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

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

THE MOTION CARRIED

6. ZONING CASE NUMBER Z2008169 (Council District 8): The request of HTG Real Property Management, Applicant, for HTG Real Property Management, Owner(s), for a change in zoning from "C-1" Light Commercial District and "C-2" Commercial District to "PUD MF-33" Planned Unit Development Multi Family District on Lot 44, Block 8, NCB 16030, 6551 Spring Time Drive. Staff recommends approval.

This case was approved by consent.

Staff stated there were 13 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Babcock North Resident Association.

COMMISSION ACTION

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

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

THE MOTION CARRIED

7. ZONING CASE NUMBER Z2008172 (Council District 10): The request of Robert and Minvera I. Villarreal, Applicant, for Robert and Minvera I. Villarreal, Owner(s), for a change in zoning from "R-6" Residential Single-Family District to "C-2" Commercial District on Parcel 36, NCB 15679, 14000 Block of Bulverde Road. Staff recommends approval.

This case was approved by consent

Robert Villarreal, owner, stated he would like to amend his request to "C-2NA".

The following citizen(s) appeared to speak:

Elizabeth Best, stated she needed more clarification about this zoning request.

Staff stated there were 25 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Edens Neighborhood Association.

COMMISSION ACTION

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

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

THE MOTION CARRIED

8. ZONING CASE NUMBER Z2008173 (Council District 9): The request of Unavision Properties, Inc., Applicant, for Estate of William J. Emick, Cherie Emick, Administrator, Owner(s), for a change in zoning from "R-4" Residential Single-Family District to "C-2NA" Commercial Nonalcoholic Sales District on Lot 17, Block 5, NCB 11969, 414 East Ramsey. 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 1 returned in favor and no response from Crownhill Park Neighborhood Association.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

9. **ZONING CASE NUMBER Z2008175 S (Council District 3):** The request of Kaufman & Associates, Inc., Applicant, for H. K. R. Enterprises, L. P., Owner(s), for a change in zoning from "MI-1" Mixed Light Industrial District to "MI-1 S" Mixed Light Industrial District with a Specific Use Authorization for an Auto & Light Truck Auction on 48.57 acres out of CB 4005, 11275 South Zarzamora. Staff recommends approval.

This case was approved by consent.

Staff stated there were 22 notices mailed out to the surrounding property owners, 0 returned in opposition and 5 returned in favor. Staff mailed 80 notices to the Planning Team.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

10. **ZONING CASE NUMBER Z2008176 CD (Council District 5):** The request of Calles St. Church of God, Applicant, for Calles St. Church of God, Owner(s), for a change in zoning from "MF-33" Multi-Family District to "MF-33 CD" (CD - Non-Commercial Parking Lot) Multi-Family District with a Conditional Use for a Non-Commercial Parking Lot on Lots 6 and 7, Block 9, NCB 6751 and Lots 15, 16, 17 and 18, Block 10, NCB 6752, 122, 126 and 127 Calles Street and 460 and 462 Mercedes Street. Staff recommends approval.

This case was approved by consent.

Staff stated there were 71 notices mailed out to the surrounding property owners, 1 returned in opposition and 8 returned in favor.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

11. ZONING CASE NUMBER Z2008181 (Council District 8): The request of Rolando Pablos, Applicant, for Chancellor Huebner Road Apartments, LP, Owner(s), for a change in zoning from "C-3" General Commercial District to "MF-33" Multi-Family District on 0.345 acres out of NCB 17259, 8600 Block of Huebner Road. Staff recommends approval.

This case was approved by consent.

Staff stated there were 21 notices mailed out to the surrounding property owners, 3 returned in opposition and 2 returned in favor. Staff mailed 22 notices to the Planning Team.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

12. ZONING CASE NUMBER Z2008183 (Council District 8): The request of Brown and Ortiz, P. C., Attorneys at Law, Applicant, for Galleria Ventures Limited, Owner(s), for a change in zoning from "R-4" Residential Single-Family District and "MF-50" Multi-Family District to "C-2" Commercial District on 15.88 acres out of NCB 15825, Approximate 15000 Block of Vance Jackson Road. 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 5 returned in favor.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

13. **ZONING CASE NUMBER Z2008184 (Council District 10):** The request of Brown and Ortiz, P. C., Attorneys at Law, Applicant, for 12222 IH-35 North, LLC and Nafstar International, LLC, Owner(s), for a change in zoning from "C-3 IH-1" General Commercial National Highway System High Priority Northeast Gateway Corridor Overlay District and "I-1 IH-1" General Industrial National Highway System High Priority Northeast Gateway Corridor Overlay District to "C-3 IH-1" General Commercial National Highway System High Priority Northeast Gateway Corridor Overlay District on Parcel 18, Parcel 19, Parcel 19A, Parcel 20, Parcel 20A and Parcel 20B, NCB 17622, 12222, 12230 and 12250 Interstate Highway 35 North. Staff recommends approval.

This case was approved by consent.

Patrick Christensen, representative, stated he would like to amend his request to "C-3R".

Staff stated there were 15 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 returned in favor.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION:

14. **ZONING CASE NUMBER Z2008018 ERZD (Council District 10):** The request of Brown & Ortiz, P. C., Attorneys at Law, Applicant, for Sierra General Construction, Ltd., Owner(s), for a change in zoning from "RM-4 ERZD" Residential Mixed Edwards Recharge Zone District to "MF-25 ERZD" Multi-Family Edwards Recharge Zone District on 17.08 acres out of NCB 17725, 17120 Bulverde Road. Staff recommends approval.

Daniel Ortiz, representative, stated they are proposing to develop a multi family project. He stated in meeting with SAWS staff they have agreed a 45% impervious cover.

The following citizen(s) appeared to speak:

Elyzabeth Earnley, spoke in opposition.

Scott Owens, spoke in opposition.

Staff stated there were 12 notices mailed out to the surrounding property owners, 0 returned in opposition and 7 returned in favor and no response Redland Springs Neighborhood Association (outside 200 foot radius).

COMMISSION ACTION

The motion was made by Commissioner Robbins and seconded by Commissioner Wright to recommend approval with SAWS recommendation of a maximum of 320 apartment units, in addition, follow the site specifics and general recommendations.

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

THE MOTION CARRIED

15. ZONING CASE NUMBER Z2008028 ERZD (Council District 8): The request of Brown & Ortiz, P. C., Attorneys at Law, Applicant, for Keeling Family Limited Partnership, Owner(s), for a change in zoning from "PUD R-6 ERZD" Planned Unit Development, Residential Single-Family Edwards Recharge Zone District to "C-2 ERZD" Commercial Edwards Recharge Zone District on Parcel 127T, NCB 14865, 7280 UTSA Boulevard. Staff recommends approval.

Patrick Christensen, representative, stated he would like to request a continuance to meet with the neighborhood association to address any and all concerns they may have.

Staff stated there were 15 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Maverick Creek (San Antonio) Home Owners Association and College Park Neighborhood Association.

COMMISSION ACTION

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

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

THE MOTION CARRIED

16. **ZONING CASE NUMBER Z2008097 (Council District 4):** The request of M. F. H. Inc., Applicant, for M. F. H. Inc., Owner(s), for a change in zoning from "R-6" Residential Single-Family District to "MF-33" Multi-Family District on Lot 23, Block 5, NCB 15414, 505 Tarasco Street. Staff recommends approval.

Applicant/Representative not present.

Staff stated there were 47 notices mailed out to the surrounding property owners, 7 returned in opposition and 0 returned in favor and no response from Rainbow Hills Neighborhood Association.

COMMISSION ACTION

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

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

THE MOTION CARRIED

Commissioner R. Valadez left at 2:34.

17. **ZONING CASE NUMBER Z2008120 (Council District 1):** The request of City of San Antonio, Historic Preservation Office, Applicant, for Billy L. and Jeanette L. Morgan, Owner(s), for a change in zoning from "R-4 CD RIO-1" Residential Single-Family River Improvement Overlay District-1 with a Conditional Use for a Duplex to "HS R-4 CD RIO-1" Historic Significance, Residential Single-Family River Improvement Overlay District-1 with a Conditional Use for a Duplex on east irregular 145 feet of Lot 15 and east irregular 157 feet of Lot 16, Block 2, NCB 6530, 157 Magnolia Drive. Staff recommends approval.

Kay Hines, stated their intent is to designate this area Historic Significance.

The following citizen(s) appeared to speak:

Jody Williams, spoke in favor.

Clifton McNeel, spoke in favor.

Larry DeMartino, spoke in favor.

Christopher Green, spoke in favor.

Jim Cullum, spoke in favor.

Marilyn Lanfear, spoke in favor.

John Larcade, spoke in favor.

Blancita Sullivan, spoke in favor.

Jim Smith, spoke in favor.

Barbara Witte-Howe, spoke in favor.

Darla Piner, spoke in favor.

Rob Killen, representing the owners, there is absolutely no historic significance in this structure. He stated their intent is to demolish the existing structure and rebuild.

Ken Bentley, architect, stated this structure has no historic significance. He stated the existing structure is more of a dangerous hazard and are proposing to rebuild a single family home that is more structurally sound.

Matt Johnson, spoke in opposition of the historic designation.

Bill Morgan, owner, spoke in opposition of designating this structure historic significance.

Jeanette Morgan, owner, spoke in opposition of designating this structure historic significance.

Marcine Mushock, spoke in opposition.

Staff stated there were 15 notices mailed out to the surrounding property owners, 4 returned in opposition and 1 returned in favor and River Road Neighborhood Association is in favor. Staff mailed 13 notices to the Planning Team.

COMMISSION ACTION

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

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

NAY: Sherrill

THE MOTION CARRIED

18. **ZONING CASE NUMBER Z2008167 (Council District 2):** The request of Leroy C. Alex, Applicant, for Leroy C. and Eleanor D. Alex, Owner(s), for a change in zoning from "R-4" Residential Single-Family District to "C-3" General Commercial District on Lot B-6, NCB 10751, 2011 and 2015 Rigsby. Staff recommends denial.

Leroy Alex, owner, stated the purpose of this request is to allow for a used auto sales lot.

Staff stated there were 28 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Southeast Side Community Organization.

COMMISSION ACTION

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

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

THE MOTION CARRIED

19. **ZONING CASE NUMBER Z2008170 CD (Council District 9):** The request of Wayne A. Christian, Applicant, for Diocese of the South Central Charismatic Episcopal Church, Owner(s), for a change in zoning from "NP-8" Neighborhood Preservation District to "NP-8" (CD-Professional Office) Neighborhood Preservation District with a Conditional Use for a Professional Office on 0.43 acres out of NCB 11924, 139 Hiler Road. Staff recommends approval with conditions.

Lucy Peveto, representative, stated the purpose of this zoning change is to allow for a law office. She stated she has met with the neighborhood association who are in support.

The following citizen(s) appeared to speak:

Randy Bartholomew, architect, stated his intent is to renovate this structure to a residential character however the use of this structure would be for a law firm.

Wayne Christen, applicant, stated his is proposing to operate a law office on the subject property.

Tamara Morsey, representing the Oak Park/Northwood Neighborhood Association, stated they have met with the applicant/representatives regarding the proposed zoning change and are still very concerned with the negative impact this zoning change will have on the community. He would like to request a continuance to further discuss their concerns and hope to reach an agreement.

Polly Noel, spoke in opposition. She expressed concerns with increase in traffic and how this commercial office will ruin the residential character of the neighborhood.

Doris Norton, spoke in opposition. She also expressed concerns with commercial encroachment.

Alma Laurel, spoke in opposition.

Douglas Brackenridge, spoke in opposition.

Nancy Dugger, spoke in opposition.

Lane Redburn, spoke in opposition.

Staff stated there were 33 notices mailed out to the surrounding property owners, 4 returned in opposition and 3 returned in favor and Oak Park/Northwood Neighborhood Association is in opposition. Staff mailed 54 notices to the Planning Team.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

20. ZONING CASE NUMBER Z2008177 (Council District 1): The request of Shirley Evans, Applicant, for The Living Revocable Trust of Shirley Evans, Owner(s), for a change in zoning from "R-4" Residential Single-Family District to "O-1" Office District on Lot 47, Block 58, NCB 10567, 3110 Northwest Loop 410. Staff recommends approval pending the plan amendment.

Andy Gomez, representative, stated they are proposing business offices on the subject property. He stated he has met with the neighborhood association and has addressed their concerns.

The following citizen(s) appeared to speak:

Marianna Ornelas, spoke in opposition. She expressed concerns with commercial encroachment into the neighborhood.

Patsy Rolirad, spoke in opposition.

Jewell Bragg, spoke in opposition.

Raymond Dean, spoke in opposition.

Staff stated there were 21 notices mailed out to the surrounding property owners, 16 returned in opposition and 2 returned in favor and no response from Dellview Area Neighborhood Association. Staff mailed 30 notices to the Planning Team.

FINDING OF CONSISTENCY OF THE MASTER PLAN

COMMISSION ACTION

The motion was made by Commissioner Westheimer and seconded by Commissioner Martinez to find inconsistent with the neighborhood plan.

(A verbal vote was taken)

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

NAYS: None

THE MOTION CARRIED

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

21. ZONING CASE NUMBER Z2008185 CD (Council District 10): The request of Brown and Ortiz, P. C., Attorneys at Law, Applicant, for 11214 O'Connor Road, LLC; 6214 and 6218 Randolph Boulevard, LLC, Owner(s), for a change in zoning from "C-3NA" Commercial District, Nonalcoholic Sales to "C-3NA CD" (CD- Auto Parking and/or Storage Long Term) Commercial District, Nonalcoholic Sales with a Conditional Use for Auto Parking and/or Storage Long Term on multiple properties within Block 1, NCB 17623, on the south side of Randolph Boulevard, between O'Connor Road to the west and Gilder Boulevard to the east. Staff recommends approval.

Patrick Christensen, representative, stated he would like to request a continuance.

Staff stated there were 49 notices mailed out to the surrounding property owners, 0 returned in opposition and 24 returned in favor and no response from Randolph Hills Civic Club and Royal Ridge Neighborhood Association.

COMMISSION ACTION

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

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

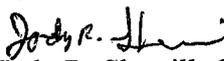
NAY: None

THE MOTION CARRIED

22. ADJOURNMENT.

There being no further business, the meeting was adjourned at 4:42 p.m.

APPROVED:


Jody R. Sherrill, Chair

ATTEST:


Executive Secretary