

CITY OF CASTLE HILLS
ZONING COMMISSION PUBLIC HEARING
MARCH 4, 2008

The Zoning Commission of the City of Castle Hills convened on the 4th day of March, 2008, at 7:00 P.M. in the City of Castle Hills City Hall, 209 Lemonwood Drive, San Antonio, Texas.

Guests present were Dianella Roberts, Rob Roberts, Devin Stewart, Robert Roberts, Jr., Javier A. Gonzalez, Ronnie M. Gamboa, Conrad B. Gamboa, Jr., Rose Marie Gamboa, Brad Boeckner, and Judie Boeckner.

I. CALL TO ORDER AND DETERMINATION OF QUORUM

Present and composing a quorum of the Zoning Commission were Chairman Marc Schnall, Douglas Lewis, LaVerne Japhet, Walter Beuhler, and Douglas Steadman. Tim Turner was absent.

Staff present included City Manager Mike Rietz, Assistant City Manager Rita Hoyl, and City Secretary Linda Gill.

II. CONSIDER AND ACT UPON THE MINUTES OF THE JANUARY 2, 2008, MEETING.

Motion: After a brief conference among commission members, Mr. Beuhler moved to postpone approval of the minutes of January 2, 2008 until the next meeting. Mr. Lewis seconded the motion. The motion passed unanimously.

III. PUBLIC HEARING AND DISCUSSION OF THE REQUEST FOR A SPECIAL USE PERMIT TO OPERATE A SPORTS BAR AT 6901 BLANCO ROAD, BLANCO JUNCTION SHOPPING CENTER (3.76 ACRES OUT OF LOT 2, CHCB123) WHICH IS ZONED "G" GENERAL BUSINESS DISTRICT.

At the invitation of Chairman Schnall, Javier Gonzalez, Director of Marketing and Public Relations for G3R, LLC, came forward to present his case. He introduced Ronnie Gamboa, Vice President and Treasurer, and his partner Robert Roberts. Each man gave a brief biography of himself.

Mr. Gonzalez discussed the venture that he was seeking a permit for. He described it as a sports bar that will be like a modern lounge, sleek yet casual. He said there would be 8-10 HD monitors, 5 dartboards, 2 billiard tables, and 1 shuffleboard table. He explained that there would be a 10-20 foot bar and a multi-purpose stage, and that he planned to have each and every sports event represented. Mr. Gonzalez stressed that the establishment would be a non-smoking, social setting for drinking adult beverages, including coffee; and a festive mood would be promoted. He indicated that measures would be taken to ensure the values of Castle Hills.

Chairman Schnall indicated that all notices were sent to residents, and only one response was received from Dan Jacobs, who is the owner of the property. He expressed his support for the venture in an e-mail. Mr. Schnall then opened the floor to questions from the commission members.

In answer to questions from Ms. Japhet, Mr. Gonzalez said that the sports bar would be open seven days a week. Security would be provided by an independent firm during business hours. The number of employees would be 3-5, depending on the number of customers. Mr. Gonzalez said they would follow the Texas Alcoholic Beverage Commission's rules concerning the number of customers that they would accommodate. Dress code for the wait staff would be business casual, and there would be no live music due to the level of noise it creates. He said that 25 parking spaces have been assigned to the business, and City Manager Rietz confirmed that the number meets the Code.

Mr. Steadman received clarification that the sports bar will be on the corner of the Blanco Junction center. Mr. Gonzalez said that the stage would be used for promotions of sports events and bracketology.

Mr. Gonzalez responded to a question from Ms. Japhet, explaining that signage would be designed according to Blanco Junction's regulations. He said that the bar would open when they get the liquor license. He said they are waiting on the Special Use Permit. He estimates that they will be able to open in July or August.

After determining that there were no more questions from the commission or the public, Chairman Schnall closed the Public Hearing at 7:31 p.m.

IV. DISCUSSION AND POSSIBLE ACTION ON RECOMMENDATIONS TO CITY COUNCIL REGARDING ISSUANCE OF A SPECIAL USE PERMIT FOR 6901 BLANCO ROAD.

Motion: Mr. Beuhler made a motion to recommend to City Council to grant the Special Use Permit for the 2500 square feet of 6901 Blanco Road. Mr. Lewis seconded the motion.

Motion: Mr. Steadman amended the motion to have the permit expire when G3R, LLC is no longer the tenant or operator of the business. Chairman Schnall seconded the amendment to the original motion.

The original motion carried with a vote of 4 in favor and 0 opposed. Ms. Japhet abstained from the vote.

The amended motion carried with a vote of 3 in favor and 0 opposed. Mr. Steadman and Ms. Japhet abstained from voting.

Chairman Schnall announced that the Zoning Commission's recommendation would be considered and acted upon by City Council at the regular council meeting on the 11th day of March, 2008, at 6:00 p.m. in the council chambers.

V. ADJOURNMENT

Motion: Mr. Lewis moved to adjourn the meeting at 7:37 p.m. Ms. Japhet seconded the motion. The motion passed unanimously.

Marc Schnall, Chairman

Attest:

Linda Gill, City Secretary