

**Item # 7 Z-2019-10700295**

**ZONING CASE Z-2019-10700295 (Council District 1):** A request for a change in zoning from “R-4 H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District, “R-5 H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District, “R-6 H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District, “MF-18 H AHOD” Multi-Family Monte Vista Historic Airport Hazard Overlay District, “MF-25 H AHOD” Multi-Family Monte Vista Historic Airport Hazard Overlay District, “MF-33 H AHOD” Multi-Family Monte Vista Historic Airport Hazard Overlay District, “MF-33 CD H AHOD” Multi-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for Professional Office, “NC H AHOD” Neighborhood Commercial Monte Vista Historic Airport Hazard Overlay District, “NC CD H AHOD” Neighborhood Commercial Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for a Designer Resale Boutique,

“C-1 H AHOD” Light Commercial Monte Vista Historic Airport Hazard Overlay District, “C-2 H AHOD” Commercial Monte Vista Historic Airport Hazard Overlay District, “C-3 H AHOD” General Commercial Monte Vista Historic Airport Hazard Overlay District, “C-3NA H AHOD” General Commercial Nonalcoholic Sales Monte Vista Historic Airport Hazard Overlay District, “C-3R H AHOD” General Commercial Restrictive Alcohol Sales Monte Vista Historic Airport Hazard Overlay District, “O-1 H AHOD” Office Monte Vista Historic Airport Hazard Overlay District, “O-2 H AHOD” High Rise Office Monte Vista Historic Airport Hazard Overlay District, “IDZ H AHOD” Infill Development Zone Monte Vista Historic Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and “MF-25” Multi-Family District, “IDZ H AHOD” Infill Development Zone Monte Vista Historic Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and “O-1” Office District, “R-4 CD H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for a Bed & Breakfast, “R-4 CD H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for a Professional Office, “R-4 CD H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for Two Dwelling Units, “R-4 CD H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for Three Dwelling Units, “R-4 CD H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with Conditional Use for Four Units, “RM-4 H AHOD” Residential Mixed Monte Vista Historic Airport Hazard Overlay District and “RM-4 H HS AHOD” Residential Mixed Monte Vista Historic Significant Airport Hazard Overlay District to “R-4 H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District, “R-4 CD H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for a Foster Group Home, “R-4 CD H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for a Noncommercial Parking Lot, “R-4 CD H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for a Nursing Facility, “R-4 CD H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for a Professional Office, “R-4 CD H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for Four Units, “R-4 CD H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for a Gift Shop, “R-

4 CD H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for Three Dwelling Units, “R-4 CD H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for Two Units, “R-4 CD H HS AHOD” Residential Single-Family Monte Vista Historic Significant Airport Hazard Overlay District with a Conditional Use for a Professional Office, “R-4 S H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Specific Use Authorization for a Bed & Breakfast, “R-4 S H AHOD” Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Specific Use Authorization for a Childcare Daycare Center, “NC H AHOD” Neighborhood Commercial Monte Vista Historic Airport Hazard Overlay District, ”NC CD H AHOD” Neighborhood Commercial Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for a Designer Resale Boutique, “C-1 H AHOD” Light Commercial Monte Vista Historic Airport Hazard Overlay District, “C-1 CD H AHOD” Light Commercial Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for a Transitional Home, “C-2 H AHOD” Commercial Monte Vista Historic Airport Hazard Overlay District, “MF-18 H AHOD” Multi-Family Monte Vista Historic Airport Hazard Overlay District, “MF-25 H AHOD” Multi-Family Monte Vista Historic Airport Hazard Overlay District, “MF-33 CD H AHOD” Multi-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for Professional Office, “MF-33 H AHOD” Multi-Family Monte Vista Historic Airport Hazard Overlay District, “IDZ H AHOD” Infill Development Zone Monte Vista Historic Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and “O-1” Office District and “IDZ H AHOD” Infill Development Zone Monte Vista Historic Airport Hazard Overlay District with uses permitted in “O-1” Office District and “C-2” Commercial District, ”O-1 H AHOD” Office Monte Vista Historic Airport Hazard Overlay District, “O-1 CD H AHOD” Office Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for a Beauty Salon (All Overlay Districts to Remain) on 138.437 acres out of NCB 1702, 1703, 1704, 1705, 1706, 1721, 1723, 1724, 1768, 1769, 1770, 1834, 1835, 1836, 1837, 1838, 1839, 1858, 1859, 1860, 1861, 1862, 1863, 1880, 1881, 1883, 1884, 1885, 1887, 1888, 1889, 2952, 2953, 3001, 3002, 3058, 3059, 3085, 3086, 3087, 3088, 3089, 3090, and 6884, generally bounded by West Mulberry Avenue to the North, US Highway 281 North to the East, East Huisache Avenue, Trail Street and West Ashby Place to the South, and San Pedro Avenue to the West. Staff recommends Approval. (Mary Lovell, Senior Planner (210) 207-5550, maryelizabeth.lovell@sanantonio.gov, Development Services Department.

Staff stated 719 notices were mailed to property owners within the project area and within 200 feet, 49 returned in favor and 9 returned in opposition and the Downtown Residents Neighborhood Association did not respond. River Road, Tobin Hill, Monte Vista Historical, Beacon Hill Area, Monte Vista Terrace, Alta Vista, Dignowity Hill Neighborhood Associations, and the Conservation Society of San Antonio are in support. 28 were received in support and 2 opposed outside of the 200’ radius.

Alina Phillips gave a brief presentation regard in case and was available for questions.

**Written Public Comment in favor inside the 200’ radius (49)**

Caldwell Guy Lane & Lisa G, 101 E Kings  
Nunns Randle Lane, 102 Elsemere  
San Antonio Conservation Society, 107 King William  
Daniel Michael & Linda, 108 W. French  
Jennifer m. Gonzalez, 110 W. French

Monica Savino, 1120 E. Crockett  
Havill Jones Revocable trust, 1123 Nolan  
Badding Nathanj, Nicole Puttman, 115 E Woodlawn  
Angela Blake & Tim Lee, 115 Queens Court  
John McCluster, 119 W Huisache  
Bradley Gray, 120 E Mulberry  
Robert Michael Barnwell, 120 Lynwood  
Jason Warman, 120 W. Magnolia  
Garrett Gray Marilyn Ruth Theurer, 124 Lullwood  
Michael Goos, 128 Huisache  
Clayton Haegndorf, 128 French  
Jeanette & Eugene Clark, 131 E Lullwood  
Linda Gonzalez, 134 E. Mulberry  
David Erik Waters, 137 E Woodlawn  
Jo Moscorro, 138 E Huisache  
Katheryn Tramell, 139 E Huisache  
Edmund and Lupita Tijerina, 145 E Woodlawn  
Alfred Guy Clumpner, 154 E. Hollywood  
Penn International Insurance, 1714 Howard  
Craig Place Town Homes, 201 W Craig Place  
Penn Roger Trust, 203 W. Woodlawn  
Stephan Goodland, 206 Agarita  
Ed Bondrant, 208 W Craig  
Christ Episcopal Church, 211 E French Place  
Barbara Stevens, 211 W. Summit,  
Molly Jo Goodman, 213 E. Huisache  
Donald Albrecht, 219 E. Summit  
Peter James Hughill, 218 W. Lullwood  
Deborah Faunce 222 E Agarita  
Fuqua Wendell, 224 W Rosewood  
Gene Mesick, 229 W. Craig  
Jean Dalhgreen, 240 W Huisache  
Elizabeth Reed, 242 W. Lynwood  
Susana and Tony Garcia, 243 Huisache  
Sarah Lake, 247 E. Summitt  
Jarrad Therath, 2509 McCullough  
Hull John 301 E Huisache  
Tom and Lois Hegar 305 Ashby  
Robert Pugsley, 306 W Mistletoe  
Wolf Durkheim, 309 Agarita  
Dennis Karbach, 315 W. Lynwood  
John Bellett, 319 E Huisache  
Trinity Baptist Church, 320 E. Mulberry  
Darien McWhirter, 323 W Woodlawn  
Paula Bondrant, 208 W Craig

**Written Public Comment in opposition inside the 200' radius (9)**

Keith Lytle, 108 W Huisache

Jerry Goldstein 117 E Mistletoe  
William Leighner 142 E Summit  
Nelson Skinner 208 W Woodlawn  
Riddick Family 1992 trust 2310 San Sedro  
Riddick Warren P 67 trust 307 W. Mistletoe  
Susan O'Neal, 239 W Lullwood  
Charles Brackett 229 E Huisache  
Gary Bookman 129 W Mistletoe

**Neighborhood Associations in Favor**

River Road Neighborhood Association

Tobin Hill Community Association

Monte Vista Historical Association  
Beacon Hill Area Neighborhood Association  
Monte Vista Terrace Neighborhood Association  
Alta Vista Neighborhood Association  
Dignowity Hill Historic District Neighborhood  
Conservation Society of San Antonio

**Written Public Comment received outside of the 200' radius in favor (28)**

Melody Hull 324 Rosewood  
Hilary and Heywood Sanders, 324 E. Huisache  
Mary and Martin Allen, 326 W Lullwood  
Mary Jane Saucedo, 327 W. Lullwood  
David Leal 330 E Huisache  
Richard Noll, 331 W. Kings Highway  
Susan Toomey Frost 333 E Summit  
Cecelia Osherow, 342 E Woodlawn  
Jon Castileja, 405 E Mulberry  
Jennifer Wheeler, 405 Magnolia  
Arthur Emerson, 415 E Huisache  
Paul Kinnison, 418 W. French  
Jeffery Ray 428 E Mulberry  
Marylyn Courcshne, 431 E. Mistletoe  
Mandell Mondragon 434 E. Mulberry  
Linda Espino 437 E. Mulberry  
Rosentina Courschesne 451 Magnolia  
Marlene Lawson 505 Belknap  
Rosemary Courchesne 510 E Mulberry  
Felipe Sandoval, 510 E Mulberry  
Roy Caballero 520 E. Mulberry  
William Evan Cox 530 E Huisache  
Barbara Beck 431 Queens Crescent  
Irma Solis Hoffman, 102 Merida  
Kellum John Hansford 116 W Woodlawn Ave

Trudy Kinnison, 418 W French Place  
Martin Allen, 326 W Lullwood  
James Toomey Frost 333 E Summit

**Written Public Comment received outside of the 200' radius in opposition (2)**

Carson Bradley, 128 W. Mistletoe  
Kate Soulsby, 125 w. mistletoe

**Live Public Comment**

Ann Van Pelt, 119 W Huisache spoke in favor  
105 Magnolia Dr spoke in favor  
Cecilia Winkler 535 E Huisache spoke in favor  
Cosima Culven, 817 w Magnolia spoke in favor  
Cynthia Spielman, 900 Westwood Lawn, spoke in favor

Darell Jones, Christ Episcopal Church, spoke in favor  
David Huxley, 7351 Heroman spoke in favor  
David Leal, 330 E Huisache, spoke in favor  
Debra Bett, 431 E Precious, spoke in favor  
Dolores Hernandez, 516 E Mulberry, spoke in opposition  
Erma Hoffman, 3011 Whitetail Dr, spoke in favor  
Ester Contreras, 551 E. Huisache, spoke in favor  
Federica Kushner, 405 E Myrtle, spoke in favor  
Felipe Sandoval, 510 E Mulberry, spoke in favor  
Frank Garcia, 110 W. French Place, spoke in favor  
Gemma Kennedy, 509 River Road, spoke in favor  
George De La Garza, 43 Shadwell Drive, spoke in favor  
Gloria Reyes, 1011 San Carlos, spoke in favor  
Graciela Sanchez, 2718 Monterry St, spoke in favor  
Greg Bookman, no address, spoke in opposition  
Guadalupe Contreas, 551 E Husiache, spoke in favor  
Historic Westside Association, spoke in favor  
Janice Clayton, 115 E Magnolia, spoke in favor  
Jean Dahlgreen, 240 E Huisache, spoke in favor  
Jimmy Barrett, 218 E Mulberry Ave, spoke in favor  
John McCusker, No Address, spoke in favor  
Josephine De Leon, 559 E Huisache, spoke in opposition  
Kathy Scruggs, 139 E Huisahe, spoke in favor  
Kay Behrens, no address, spoke in favor  
Leticia Sanchez, 710 Vera Cruz, spoke in favor  
Linda Espino, 437 E Mulberry, spoke in favor  
Linda Ortega, 2505 Saunders Ave, spoke in favor  
Linda Trafkan, 602 E Mulberry Ave, spoke in favor  
Lydia Ray, 428 E Mulberry, spoke in favor  
Mary Allen Martin, 326 W Lowellwood Ave, spoke in favor  
Mary Jane Saucedo, no address, spoke in favor

Mary Jane Johnson, Monte Vista Terrace Association, favor  
Marylin Johnson, 315 W. Huisache Ave, spoke in favor  
G.Reyes, 1011 San Carlos, spoke in favor  
Monica Savino, 1120 E Crockett, spoke in favor  
Patricia Nathan, 307 W Mistletoe, spoke in opposition  
Patrick Christensen, 328 W Mistletoe, Amended to r4  
Paula Kinnison, 418 W French Place, spoke in favor  
Paula Bondurant, 208 W Craig, spoke in favor  
Phillip and Susan Brown, 210 E Huisache Ave, spoke in favor  
Randy Penn, Howard St spoke in favor  
Ray Morales, 310 Arco Verde, spoke in favor  
Rick Shell, 430 E Mistletoe, spoke in favor  
Rick Wilson, Tobin Hill Comm. Assoc. spoke in favor  
Ronald Ripps, 247 Tuxedo, spoke in favor

Roy and Claudia Caballero, 520 E Mulberry, spoke in favor  
Ruby McLemore, 342 E Huisache, spoke in favor  
Steve Goodland, 206 E Agarita Ave, spoke in favor  
Tursha Emmerson, 415 E Huisache, spoke in favor  
Velma Pena, 1111 S. General McMullen, spoke in favor  
William Burroughs, 515 Carrollton Court, spoke in favor

The Commission asked the applicant questions concerning the request. The Applicant responses were heard by the Commission as well as other testimonies offered, followed by a discussion among members before the vote.

**Motion:** Commissioner Greathouse made a motion for approval minus the following Amendments:

128 W. Mistletoe R4-CD 2 units  
129 W Mistletoe 01-CD Gift shop  
138 E Mistletoe R4-CD 3 units  
130 E French Place R4-CD 3 units  
406 E Mulberry R4-CD 3 units  
211 W. French Place 01.5  
328 W. Mistletoe R4  
133 W Mistletoe 0.1  
123 W. Magnolia R4-CD 4 units  
307 W. Mistletoe MF-33  
2310 San Pedro exclude property and remain IDZ

**Second:** Commissioner Sipes

**In Favor:** Greathouse, Sipes, Jones, Romero, McDaniel, Bustamante, Whyte, Kamath, McGhee

**Opposed:** None

**Motion Carried**