

**Item # 6      Z-2020-10700199 CD**

**(Continued from 10/06/2020) ZONING CASE Z-2020-10700199 CD (Council District 2):** A request for a change in zoning from "R-5 MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "R-5 CD MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District with a Conditional Use for a Transitional Home on 2.89 acres out of NCB 12886, generally located in the 1500 block of Semlinger Road. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

Staff stated 15 notices were mailed to property owners within 200 feet, 5 returned in favor and 0 returned in opposition and the Dellcrest Neighborhood Association is opposed. There were 28 noticed received in favor outside the 200' radius, 6 opposed outside the 200' radius. A petition with 42 names was also received opposed.

Carolyn McDonald, Brown and Ortiz, 1500 Semlinger Rd, gave a brief presentation regarding the projects and introduced Dr. Kevin Downey to answer questions.

**The Zoning Commission recessed at 2:58pm and reconvened at 3:05pm**

**Written Public Comment in favor (5) (inside 200' feet)**

Rev. Cecilia Mack, African Methodist Episcopal Church, favor  
Rev. Carl E. Garmon Sr. Pastor, Emanuel AME Church, favor  
Doshie Piper Ph. D. LCDC, 1357 Rice Rd, favor  
Elizabeth Vasquez Garza, 1502 Semlinger Rd, favor  
Maxine Garza, 1514 Semlinger Rd, favor

**Written Public Comment (28) in favor (outside 200' feet)**

Sister Gabrielle Lohan, 300 Yucca St. favor  
Rev. Kevin P. Fausz, 1819 Nevada St, favor  
Tommy Calvert, 101 W. Nueva, Suite 1029, favor  
Mamie Watrson, 4607 Bernandine Dr., favor  
Verna H. Eskridge, 4606 Bernadine Dr. favor  
Ruth Calloway 5667 Wycliff Drive, favor  
Julia M. Hartfield, 4935 Wycliff Drive, favor  
Lovie M. Hannon, 4926 Seabreeze Dr, favor  
Joyce Cantu, 5007 Wycliff Drive, favor  
Edith Weathers, 4610 Bernadine Drive, favor  
TJ Mayes, 102 9<sup>th</sup> Street, favor  
Julia Ball, 3900 Bandera Highway #34, favor  
John B. Hertz, 316 Harrison, favor  
Tiffany Harper, no address, favor  
Cappy Lawton, 2415 N. Main Ave, favor  
Cindy Sicora, DNP, RN, favor

Lisa M. Cleveland, 7703 Floyd Curl Dr., favor  
Christiane L. Mireles, PHD, RD, LD, 7703 Floyd Curl Dr., favor  
Robert R. Nolan Jr. MD, 7703 Floyd Curl Dr., favor  
Martha L. Martinez, MSN, RNC, 7703 Floyd Curl Dr., favor  
Myra P. Lopez, 301 Yucca, favor  
Kevin J. Downey, PH.D, 301, favor  
Rose Santillan, 301 Yucca, favor  
Joseph D. Schaffer, 301 Yucca, favor  
Angelique De. Oliverira, 406 W. Commerce  
Antonio Tarantino, 509 S. San Pedro Ave.  
Jody Baker, 2420 N. Main, favor

**Written Public Comment (6) in opposition (outside 200' feet)**

Julia Sherfield, no address, opposed  
Otis Spears, 1600 Semlinger, opposed  
Rickey Terrell, Sr., 507 Wildgrove Lane, opposed  
Bettye Lamkin, No Address, opposed  
Gracie L. Harris, 6703 Chlsea Wood, opposed  
Carolyn Tanner Cohen, no address, opposed

**Petition names (42) opposed outside 200' radius**

Gracie L. Harris, no address given  
Edgar Benson, no address given  
Bruce Cherry, no address given  
Greg Berryman, no address given  
Greg Minor, no address given  
Zifferene Spears, no address given  
Otis Spears, no address given  
Patricia Warner, no address given  
Winfred O'Neil Sr., no address given  
Joseph Simmons, no address given  
Vickie Simmons, no address given  
Carolyn Tanner Cohen, no address given  
Tyler McMillen, no address given  
Wanda McMillen, no address given  
Alfred E. Duke, no address given  
Sharron Terrell, no address given  
Deborah Hurst, no address given  
Perry Brown, no address given  
Julius Davis, no address given  
Carol F. Chambers, no address given  
Aljurita Craig, no address given  
Wes Ford, no address given  
Autumn, Leonard, no address given  
Eleanor Pass, no address given  
Sherman Lee Pass, no address given

Roland Flowers, no address given  
Rickey L. Terrell Sr, no address given  
Billy Terrell, no address given  
Mary G. Terrell, no address given  
Preston White, no address given  
Wynelle White, no address given  
Charles Batiste, no address given  
Barbara Berrman, no address given  
Terry Denson, no address given  
Gloria Simmons, no address given  
Danette Brown, no address given  
Laminita Minor, no address given  
Oscar Minor, no address given  
Joan Stallworth, no address given

**Voicemail Public Comment Opposed**

Aljuritra Craig, 2534 E Houston St.  
Anita Franklin, 4811 Dellcrest  
Betty Lampkin, 4946 Bernadine Drive  
Beth Spias, 1600m Semlinger Rd  
Claudia Grate, no address  
Debra Hurst, 1168 County Road #8  
Donna Henderson, 7939 Bresden Court  
Edgar Benson, 4902 Seabreeze  
G. Russell Terrell, no address  
Mentoria Sherfield, 8745 Ridge Drive  
Ms. Johnson, 4913 Tonely  
Nina Chistopher, no address  
Oscar Minor, no address  
Patricia Warner, 4715 Labridor Lane  
Sharon Terrell, 1739 Lamar St #203  
Vickie Simmons, 5080 Sumer 5<sup>th</sup> Drive  
Winford O Neil, no address

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 Jones made a motion for Approval

**Second:** Commissioner Greathouse

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

**Opposed:** None

**Motion Carried**

**Item # 15    Z-2020-10700199 CD**

**ZONING CASE Z-2020-10700199 CD (Council District 2):** October 6, 2020 A request for a change in zoning from "R-5 MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "R-5 CD MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District with a Conditional Use for a Transitional Home on 2.89 acres out of NCB 12886, generally located in the 1500 block of Semlinger Road. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

Staff stated 15 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition. The Dellcrest Neighborhood Association president opposed. Former Dellcrest president is in favor. 13 letters received in support outside the 200' buffer.

Carolyn McDonald, 112 E. Pecan, gave a brief presentation regarding the project and introduced Dr. Downey who also spoke about the project.

**Written Public Comment**

Julia Ball, 3900 Bandera Hwy #34, **(in support, outside 200' radius)**  
TJ Mays, No Address provided, **(in support, outside 200' radius)**  
Kevin Downey, Crosspoint Inc., **(in support, outside 200' radius)**  
Cindy Sickora. 7703 Floyd Curl, **(in support, outside 200' radius)**  
Lisa M. Cleveland PHD, 7703 Floyd Curl, **(in support, outside 200' radius)**  
John B. Hertz, no address given, **(in support, outside 200' radius)**  
Sister Gabriela Lohan, 300 Yucca, **(in support, outside 200' radius)**  
Rose Santillan, no address given, **(in support, outside 200' radius)**  
Tiffany Harper, UT Health Science, **(in support, outside 200' radius)**  
Verna Eskridge, Dellcrest Neighborhood Assoc, **(in support, outside 200' radius)**  
Christine L. Meirelles, UT Health Science, **(in support, outside 200' radius)**  
Martha L. Martinez, UT Health Science, **(in support, outside 200' radius)**  
Tommy Calvert, no address given, **(in support, outside 200' radius)**

**Voicemail Public Comments**

Anita Franklin, 4811 Dellcrest, provided voice comments in opposition  
Betty Lambkin, Dellcrest N.A. provided voice comments in opposition  
Dorothy Roberts, 5007 Bayhead, provided voice comments in opposition  
Joanne Johnson, 4915 Stonely Drive, provided voice comments in opposition  
Linda Grant, 4338 Diehard St, provided voice comments in opposition  
Mentoria Sherfield, no address given, provided voice comments in opposition

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 Jones made a motion to Continue to Nov. 3, 2020

**Second:** Commissioner Whyte

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

**Opposed:** None

**Not Present:** Gibbons, Sipes

**Motion Granted**