

**Item # 4      Z-2020-10700274 CD**

**(Continued from 01/19/21)ZONING CASE Z-2020-10700274 CD (Council District 5): 2.2.21**

A request for a change in zoning from "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on Lot 11 and Lot 12, Block 31, NCB 8654, located at 420 South San Augustine Avenue. Staff recommends Denial. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Staff stated 33 notices were mailed to property owners within 200 feet, 15 returned in favor and 0 returned in opposition and no response from the Las Palmas Neighborhood Association.

Fernando De Leon, 1650 W. Huisache, gave a detailed presentation and spoke of all the work with the community and agreed to amend to C1-CD with the following Conditions:

1. Hours of operation Monday through Saturday 10am -7pm
2. Downward facing lighting
3. Solid screen fence abutting residential
4. San Augustine for emergency access only
5. No display of vehicles for sale on the property
6. No temporary signs or pennants
7. Maintain 20-foot front setback on San Augustine

**Written Comment in favor**

Rose Castillo, 422 S San Augustine  
Felipe Ruiz, 414 S General McMullen  
Felipe Ruiz, 430 S General McMullen  
Dora Garza 409 S San Augustine  
Laura Ruiz, 410 S San Augustine  
Antonio Metz, 427 S San Augustine  
Bertha Vera, 439 S San Augustine  
Bertha Vera, 435 S San Augustine  
Hernan Salinas, 425 S General Mc Mullen  
Jesus Torres, 402 S San Augustine  
Hortencia Valadez, 403 S San Augustine  
Maricela Hernandez, 419 S San Augustine  
Allen Ramirez, 414 S San Augustine  
Soria Lorena, 418 S San Augustine  
Manuel Cerrillo, 424 S San Augustine

**Voicemail Public Comment**

Felipe and Guadalupe Ruiz, 414 S. General McMullen, 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 Bustamante made a motion for Approval as amended to C1-CD with stated conditions.

**Second:** Commissioner Jones

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

**Opposed:** Hui, Romero, Gibbons, McDaniel

**Motion Carried**

**The Zoning Commission recessed at 2:26pm and returned at 2:36pm**

**Item # 10**    **Z-2020-10700274 CD**

**ZONING CASE Z-2020-10700274 CD (Council District 5):** A request for a change in zoning from "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on Lot 11 and Lot 12, Block 31, NCB 8654, located at 420 South San Augustine Avenue. Staff recommends Denial. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Staff stated 33 notices were mailed to property owners within 200 feet, 15 returned in favor and 0 returned in opposition and no response from the Las Palmas Neighborhood Association.

Fernando De Leon, 420 S. San Augustine Ave, gave a detailed presentation and spoke of his work with the community and amended his request to C-1 with all conditions.

**Voicemail**

Gloria Hernandez, 3723 El Paso St, opposed

**Written Public Comment in favor**

Rose Castillo, 422 S. San Augustine, in favor  
Felipe Ruiz, 414 and 426, 4305 S. General McMullen, in favor  
Dora Garza, 409 S. San Augustine, in favor  
Javier Ruiz, 410 S. San Augustine, in favor  
Tony Martinez, 427 S. San Augustine, in favor  
Bertha Vera, 435,439, S. San Augustine, in favor  
Hernan Salinas, 425 S. General McMullen, in favor  
Jesus Torres, 406 S. San Augustine, in favor  
Hortencia Valadez, 403 S. San Augustine, in favor  
Marcela Hernandez, 419 S. San Augustine, in favor  
Allen Ramirez, 414 S. San Augustine, in favor  
Soria B. Lorena, 418 S. San Augustine, in favor  
M. Cerillo, 424, 426, 428, 430, 439 S. San Augustine, 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 Bustamante made a motion for Approval as amended to C-1 with the following conditions:

1. Hours of Operation M-Sat 10am -7pm
2. All lighting must be pointed downward
3. A fence must be built and kept on the San Augustine side
4. Access from the San Augustine side must be for emergency use only
5. Any parking must have asphalt new or existing

**Second:** Commissioner Whyte

**In Favor:** Bustamante, Whyte, Jones, Kamath, Hui

**Opposed:** Greathouse, Romero, Gibbons, McDaniel, Sipes, McGhee

**Motion Failed**