

City of San Antonio



**Zoning Commission Minutes**  
Development and Business  
Services Center  
1901 South Alamo

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November 3, 2020

1:00PM

Videoconference

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**Zoning Commission Members**

**A majority of appointive Members shall constitute a quorum.**

Joy McGhee, Chair, District 3  
John Bustamante, Vice-Chair, District 5  
Robert Sipes, Pro-Tem, District 7

| Kin Hui - District 6 | Summer Greathouse, District 1 | Dr. Francine Romero, District 8 |  
Marc Whyte, District 10 | Patricia Gibbons, District 9 |  
Suren Kamath, District 4 | Gayle McDaniel, Mayor | Dr. Lillian Jones, District 2

**1:00 P.M. - Call to Order, Videoconference**

- Roll Call
- Present: Romero, Bustamante, McDaniel, Sipes, Greathouse, Whyte, Kamath, Jones, McGhee
- Absent: Hui, Gibbons
- SeproTec translators were present.

**THE FOLLOWING ITEMS MAY BE CONSIDERED AT ANY TIME DURING THE  
REGULAR ZONING COMMISSION MEETING:**

*Public Hearing and Consideration of the following Cases*

**Item #1 has been postponed and will not be heard today**

**COMBINED CONSENT AGENDA #1:**

**Item # 9** **ZONING CASE Z-2020-10700209 (Council District 6):** A request for a change in zoning from "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 NA MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 13.925 acres out of NCB 18288, generally located behind the 8400 block of Potranco Road. Staff recommends Approval. (Victoria Castro, Planner, victoria.castro@sanantonio.gov (210) 207-2736, Development Services Department)

Staff stated 54 notices were mailed to property owners within 200 feet, 4 returned in favor, and 0 in opposition. No response from Tara Neighborhood Association.

**Written Comments in favor**

Killen, Griffen & Farrimond PLLC, 100 NE Loop 410 Suite 650, favor  
Emma Lamity LTD Partnership, 10018 Tezel Rd, favor  
Linda Persyn, 6710 Peachtree Dr., favor  
Jose Antonio Garcia, 8327 Potranco Rd., favor

**No Public Comment**

**Motion:** Commissioner Bustamante made a motion for approval

**Second:** Commissioner Sipes

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

**Opposed:** None

**Motion Carried**

**Item # 11** **ZONING CASE Z-2020-10700215 (Council District 7):** A request for a change in zoning from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 33 and Lot 34, Block 23, NCB 7509, located at 4819 Rita Avenue. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Staff stated 35 notices were mailed to property owners within 200 feet, 0 returned in favor and 0 returned in opposition and no registered neighborhood association

**No Public Comment**

**Motion:** Commissioner Bustamante made a motion for approval

**Second:** Commissioner Sipes

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

**Opposed:** None

**Motion Carried**

**Item # 16** **ZONING CASE Z-2020-10700222 CD (Council District 6):** A request for a change in zoning from "C-3" General Commercial District to "C-2 CD" Commercial District with a Conditional Use for Auto Paint and Body on Lot 2, Block 19, NCB 17635, located at 7435 North Loop 1604 West. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services).

Staff stated 18 notices were mailed to property owners within 200 feet, 0 returned in favor and 0 returned in favor and the Bridgewood Neighborhood Association did not respond.

**No Public Comment**

**Motion:** Commissioner Bustamante made a motion for approval

**Second:** Commissioner Sipes

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

**Opposed:** None

**Motion Carried**

**Item # 17** **ZONING CASE Z-2020-10700224 (Council District 3):** A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 7.532 acres out of NCB 10879, generally located in the 8000 block of Challenger Drive. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

Staff stated 10 notices were mailed to property owners within 200 feet, 1 returned in favor and 0 returned in opposition and no registered neighborhood association.

**Written Notices Received for the Record in favor**

Killen, Griffen & Farrimond PLLC, 100 NE Loop 410 Suite 650

**No Public Comment**

**Motion:** Commissioner Bustamante made a motion for approval

**Second:** Commissioner Sipes

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

**Opposed:** None

**Motion Carried**

**COMBINED CONSENT AGENDA #2:**

**Item # 5** **(Continued from 10/06/2020) ZONING CASE Z-2020-10700192 (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 "C-3 MLOD-3 MLR-1" General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District on Lot TR-13, NCB 10747, generally located in the 100 block of Grobe Road. Staff recommends Denial. (Associated Plan Amendment PA-2020-11600056) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Staff stated 17 notices were mailed to property owners within 200 feet, 0 returned in favor, 6 returned in opposition and there was no registered neighborhood association. 9 notices received in opposition outside the 200’ radius

**Written Public Comment in opposition inside 200’ radius**

- Richard Vargas, 166 Grobe Road, opposed
- Ramon Longoria, 150 Grobe Road, opposed
- Brenda Rivas, 190 Grobe Road, opposed
- Susan Maddocks 194 Grobe Road, opposed
- Anastacia Gonzales, 170 Grobe Road, opposed
- D. Torres, 171 Grobe Road, opposed

**Written Public Comment in opposition outside 200’ radius**

- Diana Martinez, 271 Grobe Road
- Andrew Salazar, 219 Grobe
- Aldo Hernandez, 240 Grobe Road
- Crystal DeHoven, 338 Grobe Road
- Juan Martinez, 271 Grobe Road
- Richard Dehoven 338 Grobe Road
- Gilbert Flores, 247 Grobe Road
- Lidia Martinez, 514 Grobe Road

Anonymous w/o Address

**No live Public Comment**

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 a continuance to Dec.1, 2020

**Second:** Commissioner McDaniel

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

**Opposed:** None

**Motion Carried**

**Item # 8**

**ZONING CASE Z-2020-10700015 CD (Council District 1):** A request for a change in zoning from "C-2 MLOD-1 MLR-2 AHOD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, "C-2 AHOD" Commercial Airport Hazard Overlay District, and "C-3 MLOD-1 MLR-2 AHOD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-3 CD MLOD-1 MLR-2 AHOD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Warehousing on 54.564 acres out of NCB 12059, located in the 12000 block of West Avenue. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Staff stated 39 notices were mailed to property owners within 200 feet, 0 returned in favor, 1 returned in opposition and no registered neighborhood association.

**Written Comment in opposition**

Erich Kaepf, 6423 W, IH 10, opposed

**No Public Comment**

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 a continuance to November 17, 2020

**Second:** Commissioner Jones

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

**Opposed:** None

**Motion Carried**

**Item # 10** **ZONING CASE Z-2020-10700213 S (Council District 9):** A request for a change in zoning from "C-1" Light Commercial District and "C-3" General Commercial District to "C-3 S" General Commercial District with a Specific Use Authorization for Human Services Campus on 3.828 acres out of NCB 11687, located at 4330 Vance Jackson Road. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Staff stated 19 notice was mailed to property owners within 200 feet, 0 returned in favor and 1 returned in opposition and no registered neighborhood association.

**Written Notices Received for the Record in Opposition**

SA Five Star Cleaners LLC, 9806 Huebner Road, opposed

**No Public Comment**

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 a continuance to November 17, 2020

**Second:** Commissioner Jones

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

**Opposed:** None

**Motion Carried**

**Item # 12** **ZONING CASE Z-2020-10700216 S (Council District 1):** A request for a change in zoning from "FBZD T4-1 AHOD" Form Base Zone Transect 4 Airport Hazard Overlay District to "FBZD T4-1 S AHOD" Form Base Zone Transect 4 Airport Hazard Overlay District with a Specific Use Authorization for a Non-Commercial Parking Lot on Lot 7, Block 9, NCB 838, located at 723 Camden Street. Staff recommends Denial. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Staff stated 22 notices were mailed to property owners within 200 feet, 0 returned in favor and 0 returned in opposition and the Downtown Residents Neighborhood Association did not respond.

**No Public Comment**

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 a continuance to November 17, 2020

**Second:** Commissioner Jones

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

**Opposed:** None

**Motion Carried**

**Item # 13** **ZONING CASE Z-2020-10700217 S (Council District 1):** A request for a change in zoning from "FBZD T5-1 AHOD" Form Base Zone Transect 5 Airport Hazard Overlay District to "FBZD T5-1 S AHOD" Form Base Zone Transect 5 Airport Hazard Overlay District with a Specific Use Authorization for a Non-Commercial Parking on Lot 4, Block 19, NCB 815, located at 415 Dallas Street. Staff recommends Denial. (Lorianne Thennes, Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

Staff stated 25 notices were mailed to property owners within 200 feet, 3 returned in favor, 2 returned in opposition and no response from the Downtown Residents Neighborhood Association.

**Written Notices Received for the Record in Opposition**

Bob Tagle, 406 Dallas, opposed  
Hester Hopman, 411 Dallas, opposed

**Written Notices Received for the Record in favor**

Debbie Payne, 800 McCullough, 511 Dallas, favor  
Linda Chambliss, no address given, favor  
Clyde Johnson, 420 Baltimore, favor

**No Public Comment**

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 a continuance to November 17, 2020

**Second:** Commissioner Jones

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

**Opposed:** None

**Motion Carried**

**Individual Items for Consideration:**

**Item # 2** **ZONING CASE Z-2020-10700060 CD S ERZD (Council District 8):** A request for a change in zoning from "C-3 MLOD-1 MLR-1 AHOD ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District to "C-2 CD S MLOD-1 MLR-1 AHOD ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District with a Specific Use Authorization for Motor Vehicle Sales on Lot 1, Block 4, NCB 14848, located at 15031 Tradesman Drive. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)

Staff stated 11 notices were mailed to property owners within 200 feet, 0 returned in favor and 0 returned in opposition and there is no registered neighborhood association.

Mike Barr, SAWS, stated they have reviewed the application and recommends approval with all SAWS recommendations:

Fernando De Leon, 1650 W. Huisache stated this business wishes to move across the street and have agreed to follow all of SAWS recommendations.

**No Public Comment**

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 Romero made a motion for a approval with all SAWS recommendations and with the following conditions, no outside storage or washing of vehicles being stored or displayed in building. No commercial carwash on site.

**Second:** Commissioner McDaniel

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

**Opposed:** None



**Motion Carried**

**Item # 3** **ZONING CASE Z-2020-10700121 ERZD (Council District 9):** A request for a change in zoning from "C-2 ERZD" Commercial Edwards Recharge Zone District, "O-1 ERZD" Office Edwards Recharge Zone District and "O-2 ERZD" High-Rise Office Edwards Recharge Zone District to "MF-18 ERZD" Limited Density Multi-Family Edwards Recharge Zone District on 18.588 acres out of NCB 17727, generally located in the 18000 block of Emerald Forest Drive. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services).

Staff stated 11 notices were mailed to property owners within 200 feet, 0 returned in favor and 0 returned in opposition and the Emerald Forest Neighborhood Association is in support. 6 notices were received outside the 200' radius in opposition.

Mike Barr, SAWS, stated after review SAWS recommends approval.

Ashley Fariomond, Killen, Griffen and Farrimond, gave a detailed presentation regarding the project and asked for approval.

**Written Notices Received for the Record in opposition outside 200' radius**

David and Dawn DeMartino, 18238 Emerald Forest Drive, opposed

Dwight Dare, 18407 Emerald Oaks Dr. opposed

Julio A. Copa-Puga 18106 Copper Ridge Drive opposed

Lisa Carrington Firmin, 18215 Summer Springs, opposed

Tim and Amy Cain, 18218 Crystal Ridge Dr., opposed

Xavier Guevera 18103 Copper Ridge Dr. opposed

**Voicemail Public Comment**

Leann Pope, 18335 Gardenridge Drive, in support

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 McDaniel made a motion for Approval

**Second:** Commissioner Jones

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

**Opposed:** None

**Motion Carried**

**Item # 4** **(Continued from 10/06/2020) ZONING CASE Z-2020-10700031 CD (Council District 3):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Party House, Reception Hall, Meeting Facility to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales (Full Service) on Lot P-16 and 0.5118 acres out of NCB 11166, generally located at 9915 Roosevelt Avenue. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Staff stated 17 notices were mailed to property owners within 200 feet, 0 returned in favor and 0 returned in opposition and the Villa Coronado Neighborhood Association is opposed.

Juan Rodriguez, 9915 Roosevelt Ave, stated they met with the community and addressed their concerns and gained the neighborhood associations approval.

**No Public Comment**

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 McGhee made a motion for Approval with all conditions: Hours- Monday-Saturday 8am to 6pm closed Sunday, no speakers or amplified sound, no free-standing poles with signage, pennants or flyers, only downward lighting,

**Second:** Commissioner Jones

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

**Opposed:** None

**Motion Carried**

**Item # 6** **(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 notices 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, PHD, 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 # 7 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 200 feet, 49 returned in favor and 9 returned in opposition and the Downtown Residents Neighborhood Association did not respond. Multiple Neighborhood Associations are in favor. 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 Courschesne 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**

**Item # 14** **ZONING CASE Z-2020-10700219 S (Council District 5):** A request for a change in zoning from "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 S MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for Bail Bonds on Lot 2 and Lot 3, Block 22, NCB 2320, located at 2704 West Commerce Street. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)

Staff stated 21 notices were mailed to property owners within 200 feet, 2 returned in favor and 0 returned in opposition and the Historic Westside Neighborhood Association is opposed.

Nicolas C, 2704 W. Commerce, read a statement into the record and asked for approval.

**Live Public Comment**

Graciela Sanchez, 2311 Monterrey, spoke in opposition  
Kayla Moreno, 218 S. San Jacinto, spoke in opposition  
Leticia Sanchez, 1710 Vera Cruz, spoke in opposition

**Written Comment inside outside the 200' radius in favor**

Nicholas Kerr, 2704 W. Commerce  
Osix San Antonio Properties, 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 Bustamante made a motion for approval

**Second:** Commissioner Romero

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

**Opposed:** McDaniel, Sipes

**Motion Carried**

**Commissioner Greathouse recused from item # 15 and returned after the vote.**

**Item # 15 ZONING CASE Z-2020-10700220 (Council District 3):** A request for a change in zoning from "FR" Farm and Ranch District and "FR AHOD" Farm and Ranch Airport Hazard Overlay District to "R-4" Residential Single-Family District and "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot TR-11, Block 11, CB 4069B, located at 4345 Mickey Road. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)

Staff stated 12 notices were mailed to property owners within 200 feet, 0 returned in favor and 1 returned in opposition and no registered neighborhood association. 3 notices received in opposition outside the 200' radius.

**Voice Public Comment in opposed outside 200' radius**

Harold Hindsey, 4389 Micky Road, opposed  
Marsha Fitsimmons, 4450 Micky Run, opposed  
Anonymous, no address

**Written Public Comment inside 200' radius**

Anonymous, 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 McGhee made a motion for a continuance to November 17, 2020

**Second:** Commissioner Jones

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

**Opposed:** None

**Recused:** Greathouse,

**Motion Carried**

**Item # 18**

Consideration and Approval of the October 20, 2020 Meeting Minutes

**Motion:** Commissioner Bustamante made a motion approve the October 20, 2020 meeting minutes.

**Second:** Commissioner Sipes

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

**Opposed:** None

**Motion Granted**

**Adjournment**

There being no further business, the meeting was adjourned at 5:34pm

APPROVED BY: \_\_\_\_\_ or \_\_\_\_\_  
Joy McGhee, Chair

DATE: \_\_\_\_\_

ATTESTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
Melissa Ramirez, Assistant Director