

**Item # 6**

**Z-2020-10700113**

**ZONING CASE Z-2020-10700113 (Council District 2): July 21, 2020** A request for a change in zoning from "R-6 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District and "R-6 CD MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for Multi-Family Dwellings not to exceed three units per acre or a total of 3 units to "C-2 MLOD-3 MLR-2" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on Lots 1,2,3,4,7,8,9,10, Block 3, NCB 1178, located in the 2000 block of North Walters Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2020-11600028) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)

Staff stated 44 notices were mailed to property owners within 200 feet, 10 returned in favor, 8 returned in opposition and Government Hill Alliance is in support. 14 notices are in support, 16 in opposition outside the 200' radius.

Mr. Battles, Frost Bank Trust, gave a presentation regarding this project and explained the property is not for sale but for lease and were able to confirm a deal with Starbucks and asked for approval

**Written Public Comment**

Yolanda Delfin submitted a letter in opposition  
Amber Alonzo submitted a letter in opposition  
Historic Westside Residents Association submitted a letter in opposition  
Monica Savio submitted a letter in opposition  
Mark C. Kusey submitted a letter in opposition  
Max Tibbitts submitted a letter in opposition  
Logan Fuller submitted a letter in opposition  
Cosima Colvin submitted a letter in opposition  
Dave Wilson submitted a letter in opposition  
Mary Johnson submitted a letter in opposition  
Frederica Kushner submitted a letter in opposition  
Anisa Schell submitted a letter in opposition  
Cynthia Spielman submitted a letter in opposition  
Anthony Garcia submitted a letter in opposition  
Margaret Leeds submitted a letter in opposition  
Tami Kegley submitted a letter in opposition  
John W. Felk Jr. submitted a letter in support  
Richard Leal submitted a letter in support  
Jaime Perez submitted a letter in support  
Jose Padilla submitted a letter in opposition  
Valerie Reynolds submitted a letter in opposition  
A petition was submitted in support

Mary Helen Cervantes submitted a letter in opposition  
Steve Versteeg submitted a letter in opposition  
Ashley Versteeg submitted a letter in opposition  
Betty Allen submitted a letter in opposition  
Conservation Society submitted a letter in opposition

**Voicemails**

Stella Ashley provided a voicemail in favor  
Gloria Blanco provided a voicemail in opposition  
Martin Perez provided a voicemail in opposition  
Wendell Davis provided a voicemail in opposition  
Kevin James provided a voicemail in opposition  
Diana Rangel provided a voicemail in opposition  
Gurgner Smith provided a voicemail in opposition  
Jose S. Arriaga provided a voicemail in opposition  
Mario Ricondo provided a voicemail in opposition  
Stacy Schwan provided a voicemail in opposition

**Live Public Comment**

Steve Versteeg provided live public comments in opposition  
Fernando Lozano live public comments in favor  
Tiffany O'Neil provided live public comments in opposition  
Lorenzo Ortiz provided live public comments in opposition  
Liz Franklin provided live public comments in opposition  
Dora Perez provided live public comments in opposition  
Diette Cole provided live public comments in opposition  
Rose Hill provided live public comments 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 McGhee asked for a motion as presented.

**Motion:** Commissioner Jones made a motion for Approval with a C-2NA as amended

**Second:** Commissioner Gibbons

**In Favor:** Jones, Gibbons, Whyte

**Opposed:** Bustamante, Romero, Greathouse, Kamath, Hui, McDaniel, McGhee

**Motion Failed**

**Motion:** Commissioner Romero made a motion to reconsider

**Second:** Greathouse

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

**Opposed:** Gibbons

**Motion Carried**

**Motion: Commissioner Romero made a motion for Denial of C-2 NA**

**Second:** Bustamante

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

**Opposed:** Jones, Gibbons, Whyte

**Motion Carried for Denial**