

City of San Antonio



Zoning Commission Minutes

Development and Business Services
Center
1901 South Alamo

March 5, 2019

1:00PM

1901 S. Alamo

Zoning Commission Members

A majority of appointive Members shall constitute a quorum.

Joy McGhee, Chair, District 3
Ba'Ron Head, Vice-Chair, District 2
John Bustamante, Pro-Tem, District 5

Oscar Rosalez, District 6 | Sofia Lopez, District 1 | Dr. Francine Romero, District 8 |
Robert Sipes, District 7 | Joe Nix, District 10 | Patricia Gibbons, District 9 |
Suren Kamath, District 4 | Gayle McDaniel, Mayor

1:00 P.M. - Call to Order, Board Room

- Roll Call
- Present: Romero, McGhee, Head, Bustamante, Sipes, Rosalez, Lopez, Nix, Gibbons, Kamath, McDaniel
- Absent: None
- Gabriela Barba and Maria E. Murray, 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

Pledge of Allegiance**COMBINED HEARING:**

Commissioner Bustamante asked to move case Z-2019-107-00011 to the individual Agenda.

- Item # 1 **(Continued from 02/19/19) ZONING CASE # Z-2018-900017 (Council District 1):** A request for a change in zoning from "C-2NA NCD-2 AHOD" Commercial Nonalcoholic Sales Alta Vista Neighborhood Conservation Airport Hazard Overlay District and "O-1 IDZ NCD-2 AHOD" Office Infill Development Zone Overlay Alta Vista Neighborhood Conservation Airport Hazard Overlay District to "IDZ NCD-2 AHOD" Infill Development Zone Alta Vista Neighborhood Conservation Airport Hazard Overlay District with uses permitted for Entertainment Venue (Indoor), Theater - Indoor With Two or less Screens And/Or Stages, and Studio - Fine or Performing Arts on 0.411 acres out of NCB 1891, located at 741 and 725 West Ashby Place. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA2018-900013)

Staff stated 21 notices were mailed to property owners within 200 feet, 0 returned in favor, and 3 returned in opposition and the Alta Vista Neighborhood Association is in support. 23 Individuals living outside the notification area were also received in support.

The following Citizens appeared to speak.

Tami Kegley, 506 W. Kings Highway- Alta Vista Neighborhood Association, read a letter of support into the record.

Teresa Nino, 529 W. Elsmere Place, Alta Vista spoke in support

Motion

Chair McGhee asked for a motion for item # Z-2018-900017 as presented.

Motion: Commissioner Head made a motion for approval

Second: Commissioner Bustamante

In Favor: Head, Bustamante, Nix, Sipes, Gibbons, Kamath, McDaniel, Romero, Lopez, Rosalez, McGhee

Opposed: None

Motion Carried

- Item # 3 **(Continued from 02/05/19) ZONING CASE # Z-2018-900074 CD (Council District 2):** A request for a change in zoning from "R-5 H AHOD" Residential Single-Family Government Hill Historic Airport Hazard Overlay District to "R-5 CD H AHOD" Residential Single-Family Government Hill Historic Airport Hazard Overlay District with Conditional Use for a Professional Office on Lot 19, Block 6, NCB 1277, located at 1927 Interstate Highway 35 North. Staff recommends Approval.

Staff stated 25 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and the Government Hill Neighborhood Association is in favor.

No Citizens appeared to speak.

Motion

Chair McGhee asked for a motion for item # Z-2018-900074 CD as presented.

Motion: Commissioner Head made a motion for approval

Second: Commissioner Bustamante

In Favor: Head, Bustamante, Nix, Sipes, Gibbons, Kamath, McDaniel, Romero, Lopez, Rosalez, McGhee

Opposed: None

Motion Carried

Item # 8 **ZONING CASE # Z-2019-10700010 (Council District 6):** A request for a change in zoning from "C-3 GC-2 MLOD-2 AHOD" General Commercial Texas Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-25 GC-2 MLOD-2 MLR-2 AHOD" Low Density Multi-Family Texas Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "MF-25 MLOD-2 MLR-2 AHOD" Low Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 3 and Lot 4, Block 6, NCB 17640, located in the 1900 to 2100 block of North Ellison Drive. Staff recommends Approval.

Staff stated 4 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no registered neighborhood association.

No Citizens appeared to speak.

Motion

Chair McGhee asked for a motion for item # Z-2019-10700010 as presented.

Motion: Commissioner Head made a motion for approval

Second: Commissioner Bustamante

In Favor: Head, Bustamante, Nix, Sipes, Gibbons, Kamath, McDaniel, Romero, Lopez, Rosalez, McGhee

Opposed: None

Motion Carried

- Item # 15 **ZONING CASE # Z-2019-10700017 (Council District 1):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Light Intensity Infill Development Zone Airport Hazard Overlay District for five (5) residential dwelling units on 0.1490 acres out of NCB 9843, located at 803 Hermine Boulevard. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA 2019-16000004)

Staff stated 30 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no registered neighborhood association.

No Citizens appeared to speak.

Motion

Chair McGhee asked for a motion for item # Z-2019-10700017 as presented.

Motion: Commissioner Head made a motion for approval

Second: Commissioner Bustamante

In Favor: Head, Bustamante, Nix, Sipes, Gibbons, Kamath, McDaniel, Romero, Lopez, Rosalez, McGhee

Opposed: None

Motion Carried

- Item # 17 **ZONING CASE # Z-2019-10700020 (Council District 2):** A request for a change in zoning from "C-3 S MLOD-3 MLR-2 AHOD" General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Specific Use Authorization for Transitional Home to "I-1 MLOD-3 MLR-2 AHOD" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, on 2.721 acres out of NCB 14525, located at 4703 Goldfield Drive. Staff recommends Approval.

Staff stated 16 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no registered neighborhood association.

No Citizens appeared to speak.

Motion

Chair McGhee asked for a motion for item # Z-2019-10700020 as presented.

Motion: Commissioner Head made a motion for approval

Second: Commissioner Bustamante

In Favor: Head, Bustamante, Nix, Sipes, Gibbons, Kamath, McDaniel, Romero, Lopez, Rosalez, McGhee

Opposed: None

Motion Carried

- Item # 18 **ZONING CASE # Z-2019-10700021 (Council District 3):** A request for a change in zoning from "I-1 MLOD-2 MLR-2 AHOD" General Industrial 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 the West 50 feet of Lot 715, NCB 9484, located at 115 Ware Boulevard. Staff recommends Approval.

Staff stated 16 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no registered neighborhood association.

No citizens appeared to speak.

Motion

Chair McGhee asked for a motion for item # Z-2019-10700021 as presented.

Motion: Commissioner Head made a motion for approval

Second: Commissioner Bustamante

In Favor: Head, Bustamante, Nix, Sipes, Gibbons, Kamath, McDaniel, Romero, Lopez, Rosalez, McGhee

Opposed: None

Motion Carried

COMBINED CONTINUANCES TO MARCH 19, 2019:

- Item # 2 **(Continued from 02/19/19) ZONING CASE # Z-2018-900034 (Council District 1):** A request for a change in zoning from "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "O-1.5" Mid-Rise Office District, "MF-40" Multi-Family District, and "C-2" Commercial District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "O-1.5" Mid-Rise Office District, Multi-Family uses not to exceed 74 units per acre, and "C-2" Commercial District on 1.1644 acres out of NCB 3028, located at 246 and 252 West Josephine Street and 323, 327, and 331 West Grayson Street. Staff recommends Approval.

Staff stated 48 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and the Tobin Hill Community Association is in favor.

No citizens appeared to speak.

Motion

Chair McGhee asked for a motion for item # Z-2018-900034 as presented.

Motion: Commissioner Head made a motion for approval

Second: Commissioner Bustamante

In Favor: Head, Bustamante, Nix, Sipes, Gibbons, Kamath, McDaniel, Romero, Lopez, Rosalez, McGhee

Opposed: None

Motion Carried

- Item # 12 **ZONING CASE # Z-2019-10700014 (Council District 4):** A request for a change in zoning from "MI-1 S MLOD-2 MLR-2 AHOD" Mixed Light Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Specific Use Authorization for a Fairground and/or Stadium and "MI-1 MLOD-2 MLR-2 AHOD" Mixed Light Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 122.092 acres, "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 3.527 acres and "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 9.473 acres, on 135.092 acres out of CB 4301, located at 11893 Fischer Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment # PA2019-11600002)

Staff stated 20 notices were mailed to property owners within 200 feet, 1 returned in favor, and 0 returned in opposition and no registered neighborhood association.

No citizens appeared to speak.

Motion

Chair McGhee asked for a motion for item # Z-2019-10700014 as presented.

Motion: Commissioner Head made a motion for a continuance to March 19, 2019.

Second: Commissioner Bustamante

In Favor: Head, Bustamante, Nix, Sipes, Gibbons, Kamath, McDaniel, Romero, Lopez, Rosalez, McGhee

Opposed: None

Motion Carried

- Item # 13 **ZONING CASE # Z-2019-10700015 (Council District 5):** A request for a change in zoning from "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "R-4" Residential Single Family District and "NC" Neighborhood Commercial District to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Bar and/or Tavern without cover charge 3 or more days per week on Lot 4 and Lot 5, NCB 2569, located at 242 East Cevallos Street. Staff recommends Approval.

Staff stated 51 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and the Lone Star Neighborhood Association is in favor.

No citizens appeared to speak.

Motion

Chair McGhee asked for a motion for item # Z-2019-10700015 as presented.

Motion: Commissioner Head made a motion for a continuance to March 19, 2019.

Second: Commissioner Bustamante

In Favor: Head, Bustamante, Nix, Sipes, Gibbons, Kamath, McDaniel, Romero, Lopez, Rosalez, McGhee

Opposed: None

Motion Carried

Item # 19 **ZONING CASE # Z-2019-10700022 CD (Council District 7):** A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for an Assisted Living Facility with no more than sixteen (16) residents, on Lot 2, Block 22, NCB 12282, located at 4618 Manitou Drive. Staff recommends Approval with conditions.

Staff stated 20 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no registered neighborhood association.

No citizens appeared to speak.

Motion

Chair McGhee asked for a motion for item # Z-2019-10700022 CD as presented.

Motion: Commissioner Head made a motion for a continuance to March 19, 2019.

Second: Commissioner Bustamante

In Favor: Head, Bustamante, Nix, Sipes, Gibbons, Kamath, McDaniel, Romero, Lopez, Rosalez, McGhee

Opposed: None

Motion Carried

Individual Consideration:

- Item # 4 **(Continued from 02/19/19) ZONING CASE # Z-2018-900084 (Council District 1):** A request for a change in zoning from "I-1 S RIO-7D AHOD" General Industrial River Improvement Overlay Airport Hazard Overlay District with Specific Use Authorization for Candle Manufacturing to "MF-65 RIO-7D AHOD" High Density Multi-Family River Improvement Overlay Airport Hazard Overlay District on 1.4457 acres out of NCB 921, located at 918 South Laredo Street. Staff recommends Approval.

Staff stated 98 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no registered neighborhood association and 7 notices outside the notification area are opposed.

Patrick Christensen, 310 S. St. Mary's gave a short presentation and respectfully asked for the Commission's support.

The Following Citizens appeared to speak.

Chris Erck, 114 Camp St. spoke in opposition
Sonny Collins, 114 Camp St. spoke in opposition

Motion

Chair McGhee asked for a motion for item # Z-2018-900084 as presented.

Motion: Commissioner Lopez made a motion for **denial** with an **alternate** recommendation of **40 units per acre**.

Second: Commissioner Rosalez

In Favor: Lopez, Rosalez, McDaniel, Bustamante, Romero, Sipes, Nix, Gibbons, Kamath, Head, McGhee

Opposed: None

Motion Carried

- Item # 5 **(Continued from 02/19/19) ZONING CASE # Z-2019-10700009 CD (Council District 1):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for three (3) residential dwelling units on Lot 25, Block 19, NCB 2016, located at 1806 West Ashby Place. Staff recommends Denial.

Staff stated 28 notices were mailed to property owners within 200 feet, 0 returned in favor, and 2 returned in opposition and no response from the West End Hope in Action Neighborhood Association.

Melissa Ramos, 1806 West Ashby Place, shared a list of properties in the area with three units and explained that they wish to restore to two units and asked for support.

The Following Citizens appeared to speak.

Rudy Ramirez, 2205 N. Calaveras, spoke in opposition
Maggie Garcia, not present to speak
Regina Vandervort, 1810 W. Ashby, spoke in opposition

Motion

Chair McGhee asked for a motion for item # Z-2019-10700009 CD as presented.

Motion: Commissioner Lopez made a motion for Denial.

Second: Commissioner Rosalez

In Favor: Lopez, Rosalez, Bustamante, Nix, McGhee, Sipes, Kamath, McDaniel
Romero

Opposed: Gibbons, Head

Motion Carried

Item # 6

ZONING CASE # Z-2018-900086 HL (Council District 1): A request for a change in zoning from "C-1 NCD-2 AHOD" Light Commercial Alta Vista Neighborhood Conservation Airport Hazard Overlay District to "C-1 HL NCD-2 AHOD" Light Commercial Historic Landmark Alta Vista Neighborhood Conservation Airport Hazard Overlay District, on the east 18.59 feet of the North 105.73 feet of Lot 7, and the North 105.73 feet of Lot 8, Block 5, NCB 1877, located at 800 West Russell Place. Staff recommends Approval.

Staff stated 27 notices were mailed to property owners within 200 feet, 6 returned in favor, and 2 returned in opposition and there is a registered neighborhood association: Alta Vista.

Kathy Rodriguez, Office of Historic Preservation, gave a detailed presentation regarding the property and asked for the Commission's support.

George Marway, 800 West Russell, spoke on behalf of the investors and asked for more time to meet with the neighbors.

No Citizens appeared to speak.

Rosa Moran, San Antonio Conservation Society, spoke in favor
Teresa Nino, 529 W. Elsmere, spoke in favor
Edwina Cinta, yielded time to Ms. Nino
Tami Kegly, 506 W. Kings Highway, spoke in favor
Kathleen Bailey, 222 W. French Place, spoke in favor
Cheryl Dozier, 424 Fulton Ave. spoke in favor
Mary Johnson, 125 W. Ridgewood, spoke in favor
Judith Guerra, 103 Weymouth, spoke in favor
Olga Villareal, 2017 N. Flores, spoke in favor

Motion

Chair McGhee asked a motion for item # Z-2018-900086 HL as presented.

Motion: Commissioner Lopez made a motion for Approval

Second: Commissioner Bustamante

In Favor: Lopez, Bustamante, Rosalez, McGhee, Head, Romero, McDaniel, Nix, Sipes, Gibbons, Kamath,

Opposed: None

Motion Carried

**The Zoning Commission recessed at 2:55pm and reconvened at 3:05pm.
Commissioner Sipes did not return to the meeting.**

Item # 7

ZONING CASE # Z-2019-10700002 HL (Council District 1): A request for a change in zoning from "MF-33 NCD-2 AHOD" Multi-Family Alta Vista Neighborhood Conservation Airport Hazard Overlay District to "MF-33 HL NCD-2 AHOD" Multi-Family Historic Landmark Alta Vista Neighborhood Conservation Airport Hazard Overlay District on the East 7.18 feet of South 29 feet of Lot 6, South 33 feet of Lot 7 and Lot 8 and ARB A16, Block 5, NCB 1877, located at 2511 North Flores Street. Staff recommends Approval.

Staff stated 38 notices were mailed to property owners within 200 feet, 4 returned in favor, and 2 returned in opposition and there is a registered neighborhood association: Alta Vista.

Kathy Rodriguez, Office of Historic Preservation, gave a detailed presentation regarding the property and asked for the Commission's support.

George Marway, 800 West Russell, spoke on behalf of the investors and asked for more time to meet with the neighbors.

No Citizens appeared to speak.

Rosa Moran, San Antonio Conservation Society, spoke in support

Teresa Nino, 529 W. Elsmere, spoke in favor

Edwina Cinta, yielded time to Ms. Nino

Tami Kegly, 506 W. Kings Highway, spoke in favor

Kathleen Bailey, 222 W. French Place, spoke in support

Cheryl Dozier, 424 Fulton Ave. spoke in favor

Mary Johnson, 125 W. Ridgewood, spoke in favor

Motion

Chair McGhee asked a motion for item # Z-2019-10700002 HL as presented.

Motion: Commissioner Lopez made a motion for Approval

Second: Commissioner Bustamante

In Favor: Lopez, Nix, Bustamante, Rosalez, McGhee, Head, Romero, McDaniel, Gibbons, Kamath,

Opposed: None

Motion Carried

Item # 9 **ZONING CASE # Z-2019-10700011 (Council District 1):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Density Infill Development Zone Airport Hazard Overlay District with uses permitted for four (4) residential dwelling units on 0.226 acres out of NCB 767, located at 603 West Euclid Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment # PA2019-11600001)

Staff stated 16 notices were mailed to property owners within 200 feet, 1 returned in favor, and 1 returned in opposition and no the Five Points Neighborhood Association is in support.

Patrick Christensen, 310 S. St. Mary's, gave a short presentation also stated he reached out to the Neighborhood Association who is now in support and ask the Commission for their approval.

The Following Citizen appeared to speak.

Dr. David Dorsy, 521 E. Euclid, spoke in opposition

Motion

Chair McGhee asked for a motion for item # Z-2019-10700011

Motion: Commissioner Lopez made a motion for Approval

Second: Commissioner Gibbons

In Favor: Lopez, Gibbons, McDaniel, Bustamante, McGhee, Head, Nix, Kamath, Rosalez, Romero

Opposed: None

Motion Carried

- Item # 10 **ZONING CASE # Z-2019-10700012 (Council District 2):** A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zonie Airport Hazard Overlay District for four (4) 412 South Hackberry Street. Staff recommends Denial.

Staff stated 43 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and the Denver Heights Neighborhood Association is in support.

Michelle Debs, Applicant asked for a continuance to April 2, 2019

The following Citizen appeared to speak.

Alan Neff, not Present
Marta Banda, not present

Motion

Chair McGhee asked for a motion for item # Z-2019-10700012 as presented.

Motion: Commissioner Head made a motion for continuance to April 2, 2019

Second: Commissioner Romero

In Favor: Head, Romero, McDaniel, Bustamante, Nix, Gibbons, Kamath, Lopez, Rosalez, McGhee

Opposed: None

Motion Carried

- Item # 11 **ZONING CASE # Z-2019-10700013 (Council District 2):** A request for a change in zoning from "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Stone Monument Retail and Wholesale with Outdoor Display and Storage of Merchandise to "IDZ-1 H AHOD" Limited Intensity Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted for four (4) residential units on Lot 11, Block 8, NCB 583, located at 321 North Hackberry Street. Staff recommends Approval.

Staff stated 33 notices were mailed to property owners within 200 feet, 0 returned in favor, and 1 returned in opposition and no response from the Dignowity Hill Neighborhood Association.

Bob Elizondo, gave a description of the property and stated they met with the HDRC and received approval.

The Following Citizen appeared to speak.

Joseph Garcia, 906 E. Crockett, spoke in opposition

Julio Garcia, yielded time to Joseph Garcia
Debra Vallejo, yielded time to Joseph Garcia
Cullen Jones, 1123 Nolan, spoke in opposition
Abel Marin, 315 N. Hackberry, not present
Crystal Lira, 222 N. Mesquite, spoke in opposition

Motion

Chair McGhee asked for a motion for item # Z-2019-10700013 as presented

Motion: Commissioner Head made a motion for a continuance to April 2, 2019.

Second: Commissioner Bustamante

In Favor: Head, Bustamante, Gibbons, Lopez, Rosalez, Nix, Kamath, McDaniel, McGhee, Romero

Opposed: None

Motion Carried

Commissioner Head left the meeting at 4:05pm and did not return.

Item # 14 **ZONING CASE # Z-2019-10700016 CD (Council District 3):** A request for a change in zoning from "C-2 MLOD-3 MLR-1 AHOD" Commercial Martindale Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 CD MLOD-3 MLR-1 AHOD" Commercial Martindale Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales (Full Service) on Lot 1, Block 1, NCB 12897, located at 4918 Rigsby Avenue. Staff recommends Approval.

Staff stated 18 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no registered neighborhood association.

Ismael "Smiley" Herrera, 4918 Rigsby, requested the zoning change to lease out his property. Mr. Herrera asked for the Commission's approval.

No Citizens appeared to speak.

Motion

Chair McGhee asked for a motion for item # Z-2019-10700016 CD as presented

Motion: Commissioner McGhee made a motion for a continuance to April 2, 2019

Second: Commissioner McDaniel

In Favor: McGhee, McDaniel, Bustamante, Gibbons, Rosalez, Lopez, Nix, Kamath, Romero

Opposed: None

Motion Carried

- Item # 16 **ZONING CASE # Z-2019-10700018 CD (Council District 4):** A request for a change in zoning from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-6 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Conditional Use for four (4) residential dwelling units on Lot 10, Block 37, NCB 8926, located at 838 Peabody Avenue. Staff recommends Approval.

Staff stated 38 notices were mailed to property owners within 200 feet, 0 returned in favor, and 4 returned in opposition and no response from the Quintana Neighborhood Association.

The following Citizen appeared to speak.

Evangelina, De Luna, 823 Peabody Ave. spoke in opposition
Angelita Olvera, 835 Peabody Ave. spoke in opposition
Sulema Ramirez, 907 Peabody Ave. spoke in opposition

Motion

Chair McGhee asked for a motion for item # Z-2019-10700018 CD as presented

Motion: Commissioner Head made a **motion for continuance to April 2, 2019**

Second: Commissioner Kamath

In Favor: Kamath, Rosalez

Opposed: McDaniel, Bustamante, Gibbons, Nix, McGhee, Lopez, Romero

Motion Failed

Motion

Chair McGhee asked for a motion to reconsider item # Z-2019-10700018 CD as presented

Motion: Commissioner Bustamante made a **motion to reconsider item Z-2019-10700018 CD**

Second: Commissioner McDaniel

In Favor: McDaniel, Kamath, Rosalez, Bustamante, Gibbons, Nix, McGhee, Lopez, Romero

Opposed: None

Motion Granted

Motion

Chair McGhee asked for a motion for item # Z-2019-10700018 CD

Motion: Commissioner Bustamante made a **motion for denial in case Z-2019-10700018 CD**

Second: Commissioner McDaniel

In Favor: Bustamante, McDaniel, Kamath, Rosalez, Gibbons, Nix, McGhee, Lopez, Romero

Opposed: None

Motion Granted

Approval of Minutes

Item # 17 Consideration and Approval on the Minutes from March 5, 2019.

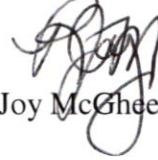
Chair McGhee motioned for approval of the minutes and all the Commissioners voted in the affirmative as amended.

Director's Report: None

Adjournment

There being no further business, the meeting was adjourned at 5:15p.m.

APPROVED



Joy McGhee, Chair

ATTEST:



Melissa Ramirez, Assistant Director