

City of San Antonio



**Draft**

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

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**September 17, 2019**

**1:00PM**

**1901 S. Alamo**

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**Zoning Commission Members**

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

Joy McGhee, Chair, District 3  
John Bustamante, Pro-Tem, District 5

Kin Hui - District 6 | Summer Greathouse, District 1 | Dr. Francine Romero, District 8 |  
Robert Sipes, District 7 | Mark Whyte, District 10 | Patricia Gibbons, District 9 |  
Suren Kamath, District 4 | Gayle McDaniel, Mayor | Xavier Toson, District 2

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

- **Roll Call**
- **Present: Romero, Bustamante, Greathouse, Gibbons, Whyte, Kamath, Hui, Toson, McGhee**
- **Absent: Sipes, McDaniel**
- Nancy Parias 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**

**Consent Agenda # I**

**Item # 9**      **ZONING CASE Z-2019-10700176 (Council District 5):** A request for a change in zoning from "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-1 MLOD-2 MLR-2 AHOD" Limited Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and "R-4" Residential Single Family District on West 26 feet of Lot 20, 21, east 12 feet of 20, south 23 feet of 14, west 1 foot of south 23 feet of 15, Block 5, NCB 2396, located at 2415 and 2417 San Fernando Street. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

Staff stated 27 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no response from the Historic Westside Neighborhood Association is in Favor and no response from the Prospect Hill Neighborhood Association.

**The Following Citizens appeared to speak.**

Linda Ortega, 2505 Saunders, spoke in favor of Item #9

**Motion:** Chair McGhee asked for a motion for item # **Z-2019-10700176** as presented.

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

**Second:** Commissioner Gibbons

**In Favor:** Bustamante, Gibbons, Greathouse, Whyte, Kamath, Romero, Hui, Toson, McGhee

**Opposed:** None

**Motion Carried**

**Item # 10**      **ZONING CASE Z-2019-10700177 (Council District 7)** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District on Lot 1, Block 4, NCB 13722, located at 5603 Kenwick Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2019-11600050) (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

Staff stated 10 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-2019-10700177** as presented.

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

**Second:** Commissioner Gibbons

**In Favor:** Bustamante, Gibbons, Greathouse, Whyte, Kamath, Romero, Hui, Toson, McGhee

**Opposed:** None

**Motion Carried**

**Item # 11**     **ZONING CASE Z-2019-10700178 (Council District 5):** 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 and "C-3NA MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on Lot 16, NCB A 36, located at 1310 South Brazos Street. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

Staff stated 14 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no response from the Historic West Side Neighborhood Association.

**The Following Citizens appeared to speak.**

Irma Hoffman, 3011 White Tail Dr, spoke in favor of Item #11

**Motion:** Chair McGhee asked for a motion for item # **Z-2019-10700178** as presented.

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

**Second:** Commissioner Gibbons

**In Favor:** Bustamante, Gibbons, Greathouse, Whyte, Kamath, Romero, Hui, Toson, McGhee

**Opposed:** None

**Motion Carried**

- Item # 14**     **ZONING CASE Z-2019-10700182 S (Council District 2):** A request for a change in zoning from "C-2 MLOD-3 MLR-1" Commercial Martindale Army Airfield Military Lighting Overlay District Military Lighting Region 1 to "C-2 S MLOD-3 MLR-1" Commercial Martindale Army Airfield Military Lighting Overlay District Military Lighting Region 1 with Specific Use Authorization for a Carwash on Lot 14, NCB 10757, located at 1845 South WW White Road. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, michael.pepe@sanantonio.gov, Development Services Department)

Staff stated 20 notices were mailed to property owners within 200 feet, 0 returned in favor and 0 returned in opposition, there is no response from the Dellcrest Area Neighborhood Association.

**No Citizens appeared to speak.**

**Motion:** Chair McGhee asked for a motion for item # **Z-2019-10700182 S** as presented.

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

**Second:** Commissioner Gibbons

**In Favor:** Bustamante, Gibbons, Greathouse, Whyte, Kamath, Romero, Hui, Toson, McGhee

**Opposed:** None

**Motion Carried**

- Item # 17**     **ZONING CASE Z-2019-10700185 CD (Council District 10):** 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 Animal and Pet Services (No Outdoor Training, Boarding, Runs, Pens or Paddocks) on Lot 50, Block 12, NCB 17365, located at 14403 Briarmall. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, Patricia.franco@sanantonio.gov, Development Services Department)

Staff stated 22 notices were mailed to property owners within 200 feet, 2 returned in favor, and 0 returned in opposition and no response from the Briarwick Neighborhood Association.

**No Citizens appeared to speak.**

**Motion:** Chair McGhee asked for a motion for item # **Z-2019-10700185 CD** as presented.

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

**Second:** Commissioner Gibbons

**In Favor:** Bustamante, Gibbons, Greathouse, Whyte, Kamath, Romero, Hui, Toson, McGhee

**Opposed:** None

**Motion Carried**

- Item # 18**     **ZONING CASE Z-2019-10700188 (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 Zone Airport Hazard Overlay District with uses permitted for four (4) dwelling units on Lot 10, Block 17, NCB 664, located at 1101 South Cherry Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2019-11600053) (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Staff stated 39 notices were mailed to property owners within 200 feet, 0 returned in favor, and 1 returned in opposition and no response from the Denver Heights Neighborhood Association.

**No Citizens appeared to speak.**

**Motion:** Chair McGhee asked for a motion for item # **Z-2019-10700188** as presented.

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

**Second:** Commissioner Gibbons

**In Favor:** Bustamante, Gibbons, Greathouse, Whyte, Kamath, Romero, Hui, Toson, McGhee

**Opposed:** None

**Motion Carried**

- Item # 23**     **ZONING CASE Z-2019-10700211 (Council District 3)** A request for a change in zoning from "FR AHOD" Farm and Ranch Airport Hazard Overlay District and "FR" Farm and Ranch District to "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District and "I-2" Heavy Industrial District on 426.472 acres on NCB 15665, located at 15770 South US Highway 281. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2019-11600061) (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

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-2019-10700211** as presented.

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

**Second:** Commissioner Gibbons

**In Favor:** Bustamante, Gibbons, Greathouse, Whyte, Kamath, Romero, Hui, Toson, McGhee

**Opposed:** None

**Motion Carried**

## **Consent Agenda # II**

**Item # 15**     **ZONING CASE Z-2019-10700183 (Council District 1):** A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for 120 residential units and uses permitted in "C-2" Commercial District on Lot 17, Block 25, NCB 366, located at 311 West Laurel Street. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, michael.pepe@sanantonio.gov, Development Services Department)

Staff stated 34 notices were mailed to property owners within 200 feet, 1 returned in favor, 0 in opposition and no response from the Tobin Hill Neighborhood Association.

**No Citizens appeared to speak.**

**Motion:** Chair McGhee asked for a motion for item # **Z-2019-10700183** as presented.

**Motion:** Commissioner Bustamante made a motion for a continuance to October 1, 2019

**Second:** Commissioner Gibbons

**In Favor:** Bustamante, Gibbons, Greathouse, Whyte, Kamath, Romero, Hui, Toson, McGhee

**Opposed:** None

**Motion Carried**

**Item # 19**     **ZONING CASE Z-2019-10700189 (Council District 7)** A request for a change in zoning from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 2, Block 2, NCB 17120, located at 5063 Northwest Loop 410. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600066) (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

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

**No Citizens appeared to speak.**

**Motion:** Chair McGhee asked for a motion for item # **Z-2019-10700189** as presented.

**Motion:** Chair McGhee asked for a motion for item # **Z-2019-10700189** as presented.

**Motion:** Commissioner Bustamante made a motion for a continuance to October 1, 2019

**Second:** Commissioner Gibbons

**In Favor:** Bustamante, Gibbons, Greathouse, Whyte, Kamath, Romero, Hui, Toson, McGhee

**Opposed:** None

**Motion Carried**

**Individual Consideration Items:**

**Commissioner Hui recused himself from case Z-2019-10700179**

**Item # 12**     **ZONING CASE Z-2019-10700179 (Council District 3):** 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 to "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot Track A, NCB 7791, located at 804 Pleasanton Road. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

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.

**The following citizens appeared to speak**

**Motion:** Chair McGhee asked for a motion **Z-2018-900179**

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

**Second:** Commissioner Gibbons

**In Favor:** Bustamante, Gibbons, Romero, Whyte, Toson, Greathouse, Kamath, McGhee

**Opposed:** None

**Recused:** Hui

**Motion Carried**

**Item # 3**      **ZONING CASE Z-2019-10700157 S ERZD (Council District 9):** A request for a change in zoning from "C-3 GC-3 MLOD-1 MLR-2 ERZD" General Commercial US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to "C-3 S GC-3 MLOD-1 MLR-2 ERZD" General Commercial US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with a Specific Use Authorization for a Carwash on the west 34.72 feet of Lot 11, Block 7, NCB 649, 26480 US Highway 281 North. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, mercedes.rivas2@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 associations.

Mike Escalante, SAWS, reviewed the case and recommended 68% Impervious Cover, and for the Applicant to reuse 80% of all wash water and participate in SAWS programs and recommended approval.

Jerry Arrendondo, 2902 Hillcrest, requested to change the Zoning from C3 to C3S.

**The Following Citizens signed in to speak.**

**Seth Thomas, 13110 Spring Run, not present**

**Scott Thomas, 22202 Estate Hill Drive #17110, not present**

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:** Chair McGhee asked for a motion for item # **Z-2019-10700157 S ERZD**

**Motion:** Commissioner Gibbons made a motion for approval as amended by applicant



**Second:** Commissioner Romero

**In Favor:** Gibbons, Romero, Greathouse, Kamath, McGhee, Hui, Bustamante, Toson, McGhee

**Opposed:** None

**Motion Carried**

**Item # 20**

**ZONING CASE Z-2019-10700192 (Council District 2):** A request for a change in zoning from "C-3 MLOD-3 MLR-2 AHOD" General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-18 MLOD-3 MLR-2 AHOD" Limited Density Multi-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lots 2, 3, 5, 6, and 7, Block 2, NCB 16927 and Lots 2, 3, 4, and 5, Block 3, NCB 16927, generally located west of Walzem Road and Dial Ike Drive. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600055) (Patricia Franco, Planner, (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department)

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

James Griffin, Brown and Ortiz, gave a brief presentation on his project and was available for questions.

**The Following Citizens appeared to speak.**

Gwen Wilson, 509 Sunhaven Drive, spoke 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:** Chair McGhee asked for a motion for item # **Z-2019-10700192** as presented.

**Motion:** Commissioner Toson made a motion for approval.

**Second:** Commissioner Whyte

**In Favor:** Toson, Whyte, Bustamante, Romero, Kamath, Greathouse, Gibbons, Hui, McGhee,

**Opposed:** None

**Motion Carried**

**Item # 5**      **(Continued from 09/03/19) ZONING CASE Z-2019-10700146 (Council District 10):** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “L AHOD” Light Industrial Airport Hazard Overlay District on Lot 14, Block 4, NCB 12574, located at 9010 Tesoro Drive. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@SanAntonio.gov, Development Services Department)

Staff stated 8 notices were mailed to property owners within 200 feet, 0 returned in favor, and 4 in returned in opposition, 1 business owner responded in opposition outside the 200’ radius and no registered neighborhood association.

Applicant spoke of his project and answered the Commission’s questions.

**The Following Citizens appeared to speak.**

Emilie Weisler, Brown and Ortiz, requested a 30 day continuance.  
Debra McClary, 8934-38, Broadway, spoke 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:** Chair McGhee asked for a motion for item # **Z-2019-10700146** as presented.

**Motion:** Commissioner Whyte made a motion for a continuance to October 15, 2019

**Second:** Commissioner Bustamante

**In Favor:** Whyte, Bustamante, Romero, Toson,

**Opposed:** Kamath, Greathouse, Gibbons, Hui, McGhee

**Motion Failed**

**Motion:** Commissioner Gibbons made a motion to reconsider case **Z-2019-10700146.**

**Second: Bustamante**

**In Favor:** Gibbons, Bustamante, Kamath, Greathouse, Whyte, Romero, Hui, Toson, McGhee

**Opposed:** None

**Motion Granted**

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:** Chair McGhee asked for a motion for item # **Z-2019-10700146** as presented.

**Motion:** Commissioner Gibbons made a motion for a continuance to October 1, 2019

**Second:** Greathouse

**In Favor:** Gibbons, Bustamante, Kamath, Greathouse, Whyte, Romero, Hui, Toson, McGhee

**Opposed:** None

**Motion Granted**

**Commissioner Toson left the meeting at 2:26pm**

**Item # 1 Election of Vice-Chair and Pro-Tem (if necessary)**

Staff called for nominations of Vice Chair.

Commissioner Kamath nominated Commissioner Bustamante for Vice Chair.

**A voice vote was taken and Commissioner Bustamante was passed unanimously and Commissioner Toson left the meeting after the Vote.**

**After further discussion they position of Pro-Tem will be voted on October 1, 2019.**

**Item # 8 ZONING CASE Z-2019-10700149 (Council District 1):** A request for a change in zoning from "C-3 H UC-5 AHOD" General Commercial Monte Vista Historic McCullough Avenue Urban Corridor Airport Hazard Overlay District and "C-3 H AHOD" General Commercial Monte Vista Historic Airport Hazard Overlay District to "IDZ-2 H UC-5 AHOD" Medium Intensity Infill Development Zone Monte Vista Historic McCullough Avenue Urban Corridor Airport Hazard Overlay District with uses permitted for five (5) dwelling units and uses permitted in "C-2" Commercial District and "IDZ-2 H AHOD" Medium Intensity Infill Development Zone Monte Vista Historic Airport Hazard Overlay District with five (5) dwelling units and uses permitted in "C-2" Commercial District on the east 2 feet of Lot 7 and the west 48 feet of Lot 8, NCB 1885, located at 107 West Ashby Place. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@SanAntonio.gov, Development Services Department)

Staff stated 25 notices were mailed to property owners within 200 feet, 0 returned in favor, and 3 in returned in opposition, 10 property owners responded in opposition outside the 200' radius, The Monte Vista and Tobin Hill Neighborhood Associations are opposed.

Dani Alevi, Applicant, spoke of the property and all its parking and was available for questions.

**The Following Citizens appeared to speak.**

Frank Garcia, 110 W. French, spoke in opposition

Tony Garcia, 243 E. Huisache, spoke 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:** Chair McGhee asked for a motion for item # **Z-2019-10700149** as presented.

**Motion:** Commissioner Greathouse made a motion for a continuance to November 5, 2019

**Second:** Commissioner Bustamante

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

**Opposed:** None

**Motion Granted**

**The Commission recessed at 2:50pm and reconvened at 3:00pm, Commissioner Whyte did not return to the meeting.**

**Item # 13**

**ZONING CASE Z-2019-10700180 (Council District 1)** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for three (3) dwelling units on Lot 2, Block 3, NCB 829, located at 804 East Euclid Avenue. Staff recommends Denial. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@SanAntonio.gov, Development Services Department)

Staff stated 8 notices were mailed to property owners within 200 feet, 5 returned in favor, and 1 in returned in opposition and the Tobin Hill Neighborhood Association did not respond.

Tony Cortez, 804 E. Euclid, spoke of his need for the Zoning Change and was available for questions.

**The Following Citizens appeared to speak.**

Albert Arias, 801 E. Euclid, spoke in opposition  
Ralph Cortez, 804/804 E. Euclid, spoke in favor  
Frederica Kusner, 405 Mytle, spoke in opposition  
Christopher Gill, 243 Huisache, 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:** Chair McGhee asked for a motion for item # **Z-2019-10700180** as presented.

**Motion:** Commissioner Greathouse made a motion for approval.

**Second:** Commissioner Kamath

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

**Opposed:** None

**Motion Carried**

**Item # 16**

**ZONING CASE Z-2019-10700184 (Council District 5):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-3 AHOD" Single-Family Residential Airport Hazard Overlay District on Lot 7, Lot 8, and the west 31.25 feet of Lot 9, Block 4, NCB 2575, located at 332 East Fest Street. Staff recommends Denial. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department).

Staff stated 38 notices were mailed to property owners within 200 feet, 0 returned in favor, and 4 in returned in opposition and the Lone Star Neighborhood Association is in support.

Patrick Christensen, Applicant, gave a detailed presentation regarding his project and was available for questions.

**The Following Citizens appeared to speak.**

Robert Shaw, 1602 Elm St, spoke in opposition  
Stephanie Shearer, 248 E. Summit, spoke in opposition  
Jesus Toro Martinez, 332 E. Fest/107 Lonestar, 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:** Chair McGhee asked for a motion for item # **Z-2019-10700184** as presented.

**Motion:** Commissioner Bustamante made a motion for a **Continuance to Oct 1, 2019**

**Second:** Commissioner Greathouse

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

**Opposed:** None

**Motion Carried**

**Item # 21**     **ZONING CASE Z-2019-10700193 S (Council District 1):** A request for a change in zoning from "C-3NA NCD-5 AHOD" General Commercial Nonalcoholic Sales Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "C-3NA S NCD-5 AHOD" General Commercial Nonalcoholic Sales Beacon Hill Neighborhood Conservation Airport Hazard Overlay District with Specific Use Authorization for Outside Storage on Lot 1 and Lot 2, Block 19, NCB 6418, located at 738 West Hildebrand Avenue. Staff recommends Approval. (Dominic Silva, Senior Planner, (210) 207-0120, (dominic.silva@sanantonio.gov, Development Services Department)

Staff stated 35 notices were mailed to property owners within 200 feet, 0 returned in favor, and 2 in returned in opposition and the Beacon Hill Neighborhood Association did not respond.

Ralph Hernandez, Applicant, gave a detailed presentation regarding his project and was available for questions.

**The Following Citizens appeared to speak.**

Mark Spielman, 900 W. Woodlawn, requested a continuance

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:** Chair McGhee asked for a motion for item # **Z-2019-10700193 S** as presented.

**Motion:** Commissioner Greathouse made a motion for a **Continuance to Oct 1, 2019**

**Second:** Commissioner Romero

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

**Opposed:** None

**Motion Carried**

**Approval of Minutes**

Consideration and Approval of the September 3, 2019 Meeting Minutes

Commissioner McGhee made a motion for approval and passed unanimously as corrected.

**Director's Report:** Update on Board Appointments

**Adjournment**

There being no further business, the meeting was adjourned at 2:16 p.m.

DRAFT

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

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

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

DRAFT