



**Draft**

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

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**November 5, 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, 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 | Xavier Toson, District 2

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

- **Roll Call**
- **Present: Romero, Bustamante, Greathouse, Gibbons, Whyte, Hui, Toson, Sipes, McDaniel, Kamath, McGhee**
- **Absent: None**

- Cesar and Jacqueline, 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**

**The following Citizens appeared to Speak.**

**Cosima, Colvin, Beacon Hill Neighborhood Association, spoke in favor of Item #6**

**Alicia Castelman, 1019 Capitol, spoke in favor of item #17**

**Cosima, Colvin, Beacon Hill Neighborhood Association, spoke in favor of Item #17**

**Item # 1** Discussion and possible action amending the Unified Development Code (UDC), Chapter 35 of the City Code of San Antonio, Texas, with changes to Section 35-801 relating to the composition of the Board of Adjustment (BOA) and authorizing a change to the BOA Rules and Procedures Document in order to modify the BOA Composition (Catherine Hernandez, Development Services Administrator, (210) 207-5085, Catherine.hernandez@sanantonio.gov, Development Services Department)

**No Citizens appeared to speak.**

**Motion:** Commissioner McGhee asked for a motion for item # 1 as presented.

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

**Second:** Commissioner Sipes

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

**Opposed:** None

**Motion Carried**

**Item # 6** **(Continued from 10/15/19) 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 a Construction Contractor Facility 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 14 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and the Government Hill Alliance is in support.

Staff stated 34 notices were mailed to property owners within 200 feet, 0 returned in favor, and 2 returned in opposition and Beacon Hill Neighborhood Association is in support.

**No Citizens appeared to speak.**

Cosima, Colvin, Beacon Hill Neighborhood Association, spoke in favor of Item #6

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

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

**Second:** Commissioner Sipes

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

**Opposed:** None

**Motion Carried**

**Item # 7** (Continued from 10/01/19) ZONING CASE Z-2019-10700203 (Council District 7): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District, "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District and "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "MF-40 AHOD" Multi-Family Airport Hazard Overlay District on Lot 1 and Lot 2, Block 2, NCB 13301 and Lot 1 and Lot 2, Block 3, NCB 13302, generally located northeast of the intersection of West Loop 410 and Pin Oak Drive. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@SanAntonio.gov, Development Services Department)

Staff stated 12 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:** Commissioner McGhee asked for a motion for item # Z-2019-10700203 as presented.

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

**Second:** Commissioner Sipes

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

**Opposed:** None

**Motion Carried**

**Item # 10** **(Continued from 10/01/19) ZONING CASE Z-2019-10700222 S (Council District 2):** A request for a change in zoning from "C-2 MLOD-3 MLR-1 AHOD" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 S MLOD-3 MLR-1 AHOD" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Specific Use Authorization for a Car Wash on 3.64 acres out of NCB 16612, generally located southwest of the intersection of Summer Fest Drive and North Foster Road. Staff recommends Approval. (Dominic Silva, Senior Planner, (210) 207-0120, dominic.silva@sanantonio.gov, Development Services Department)

Staff stated 12 notices were mailed to property owners within 200 feet, 19 returned in favor, and 0 returned in opposition (17 outside the 200' radius) and Sunrise Neighborhood Association is in opposition.

**No Citizens appeared to speak.**

**Motion:** Commissioner McGhee asked for a motion for item # **Z-2019-10700222 S** as presented.

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

**Second:** Commissioner Sipes

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

**Opposed:** None

**Motion Carried**

**Item # 15** **ZONING CASE Z-2019-10700244 CD (Council District 2):** A request for a change in zoning from "R-4 CD NCD-6" Residential Single-Family Mahncke Park Neighborhood Conservation District with a Conditional Use for a Food Service Establishment to "R-4 CD NCD-6" Residential Single-Family Mahncke Park Neighborhood Conservation District with a Conditional Use for a Food Service Establishment to Amend Existing Conditions on Lot 21, Block 1, NCB 6227, located at 118 Davis Court. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

Staff stated 19 notices were mailed to property owners within 200 feet, 1 returned in favor, and 2 returned in opposition and the Mahncke Park Neighborhood Association is opposed and 3 opposed outside the 200 feet radius.

**No Citizens appeared to speak.**

**Motion:** Commissioner McGhee asked for a motion for item # **Z-2019-10700244 CD** as presented.

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

**Second:** Commissioner Sipes

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

**Opposed:** None

**Motion Carried**

**Item # 16**

**ZONING CASE Z-2019-10700247 CD (Council District 9):** 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 a Library (Private) on Lot 35, Block 13, NCB 13162, located at 903 Melissa Drive. Staff recommends Approval. (Associated Zoning Case Z-2019-10700252) (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services

Staff stated 25 notices were mailed to property owners within 200 feet, 0 returned in favor and 0 returned in opposition and no response from the Greater Harmony Hills Neighborhood Association.

**No Citizens appeared to speak.**

**Motion:** Commissioner McGhee asked for a motion for item # **Z-2019-10700247 CD** as presented.

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

**Second:** Commissioner Sipes

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

**Opposed:** None

**Motion Carried**

**Item # 17**

**ZONING CASE Z-2019-10700248 (Council District 1):** A request for a change in zoning from "C-3NA NCD-5 AHOD" General Commercial Nonalcoholic Sales Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District to "R-3 NCD-5 AHOD" Residential Single-Family Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District on North 37.5 Feet of South 75 Feet of Lot 1-4, Block 5, NCB 1783, located at 1019 Capitol Avenue. Staff recommends Approval. (Michael Pepe, Planner, 210-207-8208, Michael.Pepe@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 Beacon Hill Neighborhood Association is in support.

**The Following Citizens appeared to speak.**

Alicia Castelman, 1019 Capitol, spoke in favor of item #17

Cosima, Colvin, Beacon Hill Neighborhood Association, spoke in favor of Item #17

**Motion:** Commissioner McGhee asked for a motion for item # **Z-2019-10700248** as presented.

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

**Second:** Commissioner Sipes

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

**Opposed:** None

**Motion Carried**

**Item # 20**

**ZONING CASE Z-2019-10700252 (Council District 2):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-1 HS AHOD" General Industrial Historic Significant Landmark Airport Hazard Overlay District to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, an Extended Stay Hotel, and multi-family dwelling units not to exceed 570 units and "IDZ-3 HL AHOD" High Intensity Infill Development Zone Historic Significant Landmark Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, an Extended Stay Hotel, and multi-family dwelling units not to exceed 570 units on 2.892 acres out of NCB 656, located at 1008 Hoefgen Avenue, 1010 Hoefgen Avenue, 1010 Hoefgen Avenue 1, and 509 Delaware Street. Staff recommends Approval. (Associated Plan Amendment Case PA2019-11600071) (Lorianne Thennes, Planner 210-207-7945, [lorianne.thennes@sanantonio.gov](mailto:lorianne.thennes@sanantonio.gov); Development Services

Staff stated 22 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and Denver Heights Neighborhood Association is in support

**No Citizens appeared to speak.**

**Motion:** Commissioner McGhee asked for a motion for item # **Z-2019-10700252** as presented.

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

**Second:** Commissioner Sipes

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

**Opposed:** None

**Motion Carried**

**Item # 21** **ZONING CASE Z-2019-10700254 (Council District 1)** A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "R-3 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 66, Block 3, NCB 2159, located at 241 Rounds Street. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department).

Staff stated 58 notices were mailed to property owners within 200 feet, 1 returned in favor, and 0 returned in opposition and West hope in Action Neighborhood Association is in support.

**No Citizens appeared to speak.**

**Motion:** Chair McGhee asked for a motion for item # **Z-2019-10700254** as presented.

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

**Second:** Commissioner Sipes

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

**Opposed:** None

**Motion Carried**

**Individual Consideration Items I:**

**Item # 5** **(Continued from 10/15/19) ZONING CASE Z-2019-10700161 (Council District 3):** A request for a change in zoning from "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Manufactured Home Park to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District on Lot 9, Lot 10, Lot 11 and the East 25 feet of Lot 8, Block 8, NCB 7610, located at 138 Hermitage Court. Staff recommends Approval. (Associated Plan Amendment PA2019-11600042) (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, and 1 returned in opposition and the Hot Wells Mission Reach Neighborhood Association is opposed.

**No Citizens appeared to speak.**

**Motion:** Chair McGhee made a motion for item a **continuance for case # Z-2019-10700161 to December 3<sup>rd</sup>, 2019.**

**Second:** Commissioner Bustamante

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

**Opposed:** None

**Motion Carried**

**Item # 9** **(Continued from 10/01/19) ZONING CASE Z-2019-10700221 (Council District 7):** 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 "MF-18 MLOD-2 MLR-2 AHOD" Limited Density Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on the Southwest 51 Feet of Northeast 221.6 Feet of Lot 33, and the Southwest 94 Feet of Northeast 315.6 Feet of Lot 33, Block B, NCB 11514, located at 4119 Willard Drive. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@SanAntonio.gov, Development Services Department)

Staff stated 12 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no response from the Woodlawn Hills or University Park Neighborhood Associations.

**No Citizens appeared to speak.**

**Motion:** Chair McGhee asked for a motion for item # **Z-2019-10700221** as presented.

**Motion:** Commissioner Sipes made a motion for Continuance to November 19<sup>th</sup> 2019.

**Second:** Commissioner McDaniel

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

**Opposed:** None

**Motion Carried**



**Item # 11**     **(Continued from 10/15/19) ZONING CASE Z-2019-10700225 (Council District 7):** A request for a change in zoning from "R-5 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "RM-5 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 19, Block 4, NCB 13450, located at 5403 San Benito Drive. Staff recommends Denial. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department) Staff recommends Approval.

Staff stated 40 notices were mailed to property owners within 200 feet, 0 returned in favor, and 2 returned in opposition and no response from Culebra Park Neighborhood Association.

**No Citizens appeared to speak.**

**Motion:** Commissioner McGhee asked for a motion for item # **Z-2019-10700225** as presented.

**Motion:** Commissioner Sipes made a motion for Continuance to November 19<sup>th</sup> 2019.

**Second:** Commissioner McDaniel

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

**Opposed:** None

**Motion Carried**

**Item #12**     **(Continued from 10/15/19) ZONING CASE Z-2019-10700228 (Council District 9):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 37, Block 1, NCB 13197, located at 11902 Warfield Street. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, michael.pepe@sanantonio.gov, Development Services Department)

Staff stated 12 notices were mailed to property owners within 200 feet, 1 returned in favor, and 1 returned in opposition and no neighborhood association.

**No Citizens appeared to speak.**

**Motion:** Commissioner McGhee asked for a motion for item # **Z-2019-10700228** as presented.

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

**Second:** Commissioner Gibbons made a motion for **Continuance to November 19<sup>th</sup> 2019.**

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

**Opposed:** None

**Motion Carried**

**Item #14**     **ZONING CASE Z-2019-10700233 HL (Council District 1):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 HL AHOD" Residential Single-Family Historic Landmark Airport Hazard Overlay District on Lot 16 and south 92.28 feet of east 5 feet of 15 excluding north 92.28 feet of west 5 feet of Lot 16, NCB 861, located at 434 East Magnolia Avenue. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

Staff stated 25 notices were mailed to property owners within 200 feet, 3 returned in favor, 1 in opposition and the Tobin Hill Neighborhood Association is in support and Beacon Hill Area and Alta Vista is in support.

**The Following Citizens appeared to speak.**

Frederica Kushner, 405 E. Myrtle, spoke in favor  
Cosima Colven, Beacon Hill Neighborhood Association, spoke in favor  
Paula Starns, 218 E. Magnolia, spoke in favor  
Tami Kegley, 506 W. Kings Hwy, spoke in favor

**Motion:** Commissioner McGhee asked for a motion for item # **Z-2019-10700233 HL** as presented.

**Motion:** Commissioner Summerhouse made a motion for **Continuance to December 3<sup>th</sup> 2019.**

**Second:** Commissioner Whyte

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

**Opposed:** None

**Recused:** Greathouse

**Motion Carried**

**Item # 18**     **ZONING CASE Z-2019-10700249 HL (Council District 1):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 HL AHOD" Residential Single-Family Historic Landmark Airport Hazard Overlay District on Lot 15 and north 92.28 feet of west 5 feet of Lot 16, excluding south 92.28 feet of east 5 feet of Lot 15, NCB 861, located at 430 East Magnolia Avenue. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

Staff stated 23 notices were mailed to property owners within 200 feet, 3 returned in favor, 1 in opposition, Tobin Hill Neighborhood Association is in support and Beacon Hill Area and Alta Vista Neighborhood Association is in support.

**The Following Citizens appeared to speak.**

Frederica Kushner, 405 E. Myrtle, spoke in favor  
Cosima Colven, Beacon Hill Neighborhood Association, spoke in favor  
Paula Starns, 218 E. Magnolia, spoke in favor  
Tami Kegley, 506 W. Kings Hwy, spoke in favor

**Motion:** Commissioner McGhee asked for a motion for item # **Z-2019-10700249 HL**

**Motion:** Commissioner Summerhouse made a motion for **Continuance to December 3<sup>th</sup> 2019.**

**Second:** Commissioner Whyte

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

**Opposed:** None

**Recused:** Greathouse

**Motion Carried**

**Individual Agenda Items:**

**Item # 8**     **(Continued from 10/01/19) ZONING CASE Z-2019-10700220 CD (Council District 2):** A request for a change in zoning from "R-4 EP-1 MLOD-3 MLR-2 AHOD" Residential Single-Family Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 CD EP-1 MLOD-3 MLR-2 AHOD" Residential Single-Family Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for two (2) residential dwelling units on Lot 18 and the east 9 feet of Lot 17, Block 4, NCB 1422, located at 419 Belmont. Staff recommends Denial. (Dominic Silva, Senior Planner, (210) 207-0120, dominic.silva@sanantonio.gov, Development Services Department)

Staff stated 39 notices were mailed to property owners within 200 feet, 6 returned in favor, 1 in opposition and the Jefferson Heights Neighborhood Association did not respond.

Felix Zega, 419 Belmont, requested the zoning change for the smaller homes to help better the Neighborhoods and make them more affordable.

**No Citizens appeared to speak.**

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 for item # Z-2019-10700220 CD as presented.

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

**Second:** Commissioner Greathouse

**In Favor:** Toson, Gibbons, Whyte, Hui, Bustamante, Kamath

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

**Motion Carried**

**Item # 13**

**ZONING CASE Z-2019-10700208 (Council District 2):** 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 to "NC MLOD-3 MLR-2" Neighborhood Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on the east 3.3 feet of the south 118 feet of Lot 11 and the south 118 feet of Lot 12, Block 6, NCB 1177, located at 2551 North Interstate Highway 35. Staff recommends Denial, with Alternate Recommendation. (Associated Plan Amendment PA-2019-11600080) (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, 1 returned in favor, 1 in opposition and the Government Hill Alliance Neighborhood Association is in support.

**The Following Citizens appeared to speak.**

Rose Hill, Government Hill Alliance, spoke in support  
Lorenzo Ortiz, 2547 IH 35, 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:** Commissioner McGhee asked for a motion for item # **Z-2019-10700208** as presented.

**Motion:** Commissioner Toson made a motion for **Denial and Approval of staff's Alternate recommendation of R6-CD with all applicable Conditions**

**Second:** Commissioner Romero

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

**Opposed:** None

**Motion Carried**

**Item # 15**

**ZONING CASE Z-2019-10700244 CD (Council District 2):** A request for a change in zoning from "R-4 CD NCD-6" Residential Single-Family Mahncke Park Neighborhood Conservation District with a Conditional Use for a Food Service Establishment to "R-4 CD NCD-6" Residential Single-Family Mahncke Park Neighborhood Conservation District with a Conditional Use for a Food Service Establishment to Amend Existing Conditions on Lot 21, Block 1, NCB 6227, located at 118 Davis Court. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

Staff stated 19 notices were mailed to property owners within 200 feet, 1 returned in favor, 2 in opposition and the Mahncke Park Neighborhood Association is opposed and 3 outside the 200' radius is opposed.

Steven Martinez, 118 Davis Ct, stated he believes the project is good for the neighborhood and asked for the Commissions support

**The Following Citizens appeared to speak.**

**Larry Brooks, 134 Davis Ct, 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:** Commissioner McGhee asked for a motion for item # **Z-2019-10700244 CD**

**Motion:** Commissioner Toson made a motion for Approval with conditions and adding Sunday hours from 8:00-5:00pm

**Second:** Commissioner Whyte

**In Favor:** Toson, Whyte, Kamath

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

**Motion Failed**

**Commissioner Bustamante made a motion to reconsider, Commissioner Sipes seconded the motion**

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

**Opposed:** Whyte

**Motion Granted**

**Commissioner McDaniel made a motion for Denial, Commissioner Romero seconded the motion**

**Favor:** McDaniel, Romero, Kamath, Greathouse, Sipes, Gibbons, Hui, Toson, McGhee

**Opposed:** Whyte

**Abstained:** Bustamante

**Motion Granted**

**Item # 19**

**ZONING CASE Z-2019-10700251 (Council District 5):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-33" Multi-Family District on Lot 8 and the northeast 11.05 feet of Lot 9, Block 3, NCB 2230, located at 1128 Morales Street. Staff recommends Denial, with Alternate Recommendation. (Michael Pepe, Planner, 210-207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Staff stated 43 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no response from the Westend Hope in Action Neighborhood Association

Patrick Christensen, 1128 Morales St, gave a short overview on the project and spoke of the challenges and support for the project

Miles Donley Architect, spoke of the price points of the project

**No Citizens signed in to speak.**

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 for item # **Z-2019-10700251** as presented.

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

**Second:** Commissioner Greathouse

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

**Opposed:** Gibbons

**Motion Granted**

**The Zoning Commission recessed at 3:00pm and reconvened at 3:10pm. The Zoning Commission went in Executive Session at 3:10pm and returned at 3:25 pm with no official action taken**

**Item # 22**

**ZONING CASE Z-2019-10700255 (Council District 2):** A request for a change in zoning from "AE-3 HS EP-1 MLOD-3 MLR-2" Arts and Entertainment Historic Landmark Parking/Traffic Control Overlay Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "C-2 CD HS EP-1 MLOD-3 MLR-2" Commercial Historic Landmark Parking/Traffic Control Overlay Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District with Conditional Use for a Human Services Campus on Lot 7, NCB 10241, located at 3310 East Commerce Street. Staff recommends Denial. (Patricia Franco, Planner (210) 207-5876, [patricia.franco@sanantonio.gov](mailto:patricia.franco@sanantonio.gov), Development Services Department).

Staff stated 32 notices were mailed to property owners within 200 feet, 2 returned in favor, and 0 in returned in opposition and the Coliseum Willow Park Neighborhood Association is in support and no response from the Jefferson Park Neighborhood Association.

James McKnight, 3310 E. Commerce, spoke of the importance of this land use issue. He gave an overview the project and explained definitions associated to the project.

**The Following Citizens appeared to speak.**

Aubry Lewis, 1010 Iowa, spoke in favor

Robert Jemerson, 11402 Forest Sq, yielded time to Aubry Lewis

Thomas Washington, 6503, Permilsafe, spoke in favor

Darryl Alford, 218 Benita St, spoke in favor

Jonathon Ryan, 3934 Big Meadow, spoke in opposition

Jacqueline Jameson, yielded time to Jonathon Ryan

Earnettea J. Brady, 311 Edna Ave, spoke in opposition

Erica Bradley, 311 Edna Ave, spoke in opposition

Debra Hernandez, 5918 Stonybrook, spoke in opposition

Ana Ortiz, 1118 W. French, spoke in opposition

Lee Goodman, 2201 Northbrook Ave, spoke in opposition  
Samantha Smothers, 7203 Saddlebrook, spoke in opposition  
Alley Jackson, 8202 Manerly Place, spoke in favor  
Shirleta, Plummor, 3452 Chateau Dr, spoke in favor  
Allen Jackson, 1950 Universal City Blvd, Spoke in favor  
Elena Winfrey, 5027 Stoneleigh, spoke in favor  
Simon Isom, 5946 Whispering Lake, spoke in favor  
James Hudson, 5954 Kissing Oak, Spoke in favor  
Nancy Gilbert yielded time to Simon Isom  
Darryl Bill, spoke in opposition  
Selena Guiput, 2843 E. Houston, spoke in opposition  
Mark Clourey, 1240 Iowa St, spoke in opposition  
Alex Birnel, 309 W. Magnolia, spoke in opposition  
Carmen Bella, 1302 White Camp Dr, Spoke in opposition  
Irasema Cavazos, 2833 E. Houston, spoke in opposition  
William B. Johnson, 1119 W. Gevers, spoke in favor  
David Schlusel, 510 W. Gramercy, spoke in opposition  
Araceli, Herrera, spoke in opposition  
Teresa Ho, spoke in opposition received time from A. Castro  
Mary Grace Ketner, 109 Fritz St, spoke in opposition  
Simone Washington, 1 Trinity Place, spoke in opposition  
Yukiko Yakazaki, 1 Trinity Place, spoke in opposition  
Nadine Mong'are, 1 Trinity Place, spoke in opposition  
Adriana Castro, gave time to Teresa Ho  
Noelle Barrera, 1 Trinity Place, spoke in opposition  
Rebecca Flores, 502 Cass, spoke in opposition  
Yaneth Flores, Spoke in opposition  
Fatima Menedez, 110 Broadway, spoke in opposition  
Ruby Walker, 1 Trinity Place, spoke in opposition  
Victoria Henretty, 9703 Emerald Place, spoke in opposition  
Renee Watson, 222 Marmok, spoke in opposition  
Joshua Anaya, 1 trinity Place, spoke in opposition  
Martha Von Ellenrider, 4039 Legend, spoke in opposition  
Josefa L. Moreno, 3035W. Salinas, spoke in opposition  
Celeste Brown, 239 N. Center St, spoke in opposition  
Casey Miller, 914 N. Pine, spoke in opposition  
Dominic Ortiz, gave time to Celeste Browne  
Laura Rios Ramirez, 801 N. Olive, spoke in opposition  
Esmeralda Guerra, 3903 SW Military Drive, spoke in opposition  
Tommy Calvert Jr, 101 W. Nueva, spoke in opposition  
Benito Almaguer II, 1019 Sutter Rim, spoke in opposition  
Jessica Azua, 11700 Wallstreet, spoke in opposition  
Herb Nance, 40 NE Loop 410, neutral on the issue  
Johnny W. Thomas, 1149 E. Commerce, 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 McGhee asked for a motion for item # **Z-2019-10700255**

**Motion:** Commissioner Toson made for a motion **for Denial**

**Second:** Commissioner Greathouse

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

**Opposed:** Toson, Gibbons, Romero

**Motion Carried**

### **Approval of Minutes**

Consideration and Approval of the November 5, 2019 Meeting Minutes

Commissioner McGhee made a motion for approval and passed unanimously

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

### **Adjournment**

There being no further business, the meeting was adjourned at 7:18pm

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

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

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

DRAFT