

City of San Antonio



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

---

**September 3, 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 | Summer Greathouse, 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, Bustamante, Greathouse, Gibbons, McDaniel, Kamath, McGhee, Sipes
- Absent: Head, Nix

- 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 #1

**The Following Citizens appeared to speak on Item #13.**

Mark Spielman, 900 W. Woodlawn Ave, spoke in favor

Lucy Eller, 831 W. Lynwood, spoke in favor

- Item # 6**     **ZONING CASE Z-2019-10700158 (Council District 3):** 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-1 MLOD-3 MLR-1" Light Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District on Lot 11G and Lot 12G, NCB 10758, located at 2036 South WW White Road. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@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 response from the Commanche Community Neighborhood Association or Jupiter Manor Neighborhood Association.

**No Citizens appeared to speak.**

**Motion:** Chair McGhee asked for a motion for Item # **Z-2019-10700158 S** as presented.

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

**Second:** Commissioner Bustamante

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

**Opposed:** None

**Motion Carried**

- Item # 8**     **ZONING CASE Z-2019-10700160 (Council District 6):** A request for a change in zoning from "C-3 NA MLOD-2 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 MLOD-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 2.149 acres out of NCB 18281, located at 7576 Culebra Road. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Staff stated 15 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no response from the Pipers Meadow Neighborhood Association.

**No Citizens appeared to speak.**

**Motion:** Chair McGhee asked for a motion for item # **Z-2019-10700160** as presented.

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

**Second:** Commissioner Bustamante

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

**Opposed:** None

**Motion Carried**

**Item # 9**      **ZONING CASE Z-2019-10700162 (Council District 2):** A request for a change in zoning from "MF-33 NCD-6 UC-2 AHOD" Multi-Family Mahncke Park Neighborhood Conservation Broadway Urban Corridor Airport Hazard Overlay District to "C-2 NCD-6 UC-2 AHOD" Commercial Mahncke Park Neighborhood Conservation Broadway Urban Corridor Airport Hazard Overlay District on the West 52 feet of Lot 4 and Lot 5, Block 5, NCB 3859, located at 115 Natalen 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, 1 returned in favor, and 0 returned in opposition and no response from Mahncke Park Neighborhood Association.

**No Citizens appeared to speak.**

**Motion:** Chair McGhee asked for a motion for item # **Z-2019-10700162** as presented.

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

**Second:** Commissioner Bustamante

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

**Opposed:** None

**Motion Carried**

**Item # 13**     **ZONING CASE Z-2019-10700167 CD (Council District 1):** A request for a change in zoning from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "R-6 CD NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District with Conditional Use for a Professional Office on Lot 27 and Lot 28, Block 3, NCB 6402, located at 827 West Hollywood Avenue. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

Staff stated 35 notices were mailed to property owners within 200 feet, 0 returned in favor and 1 returned in opposition, there is no response from the Beacon Hill Neighborhood Association is in support.

**No Citizens appeared to speak.**

**Motion:** Chair McGhee asked for a motion for item # **Z-2019-10700167 CD** as presented.

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

**Second:** Commissioner Bustamante

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

**Opposed:** None

**Motion Carried**

**Item # 14**     **ZONING CASE Z-2019-10700168 (Council District 6):** 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 and "C-3 GC-2 MLOD-2 MLR-2 AHOD" General Commercial Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-25 MLOD-2 MLR-2 AHOD" Low Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "MF-25 GC-2 MLOD-2 MLR-2 AHOD" Low Density Multi-Family Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 5, Block 6, NCB 17640, located in the 1700 Block of North Ellison 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 0 returned in opposition and no registered neighborhood association.

**No Citizens appeared to speak.**

**Motion:** Chair McGhee asked for a motion for item # **Z-2019-10700168** as presented.

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

**Second:** Commissioner Bustamante

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

**Opposed:** None

**Motion Carried**

**Item # 17**     **ZONING CASE Z-2019-10700200 (Council District 2):** A request for a change in zoning from "R-3 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for two (2) residential units and "C-2 NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with three (3) residential units on the north 67.8 feet of Lot 9 and the north 42.5 feet of the south 85 feet of Lot 9, Block 2, NCB 1028, located at 910 South Pine Street and 918 South Pine Street. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department).

Staff stated 34 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.

**No Citizens appeared to speak.**

**Motion:** Chair McGhee asked for a motion for item # **Z-2019-10700200** as presented.

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

**Second:** Commissioner Bustamante

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

**Opposed:** None

**Motion Carried**

**District 1 Commissioner Greathouse, recused herself from #12 - case Z-2019-10700125 at 1:11pm**

**COMBINED HEARING #2**

**Item # 12**     **ZONING CASE Z-2019-10700165 (Council District 8):** A request for a change in zoning from "C-3NA MLOD-1 MLR-2" General Commercial Nonalcoholic Sales Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "C-2 MLOD-1 MLR-2" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District on Lot 1A and Lot 128, NCB 14890, located in the 5800 Block of UTSA Boulevard. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

Staff stated 12 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 in opposition and no registered neighborhood association.

**No Citizens appeared to speak.**

**Motion:** Chair McGhee asked for a motion for item # **Z-2019-10700165** as presented.

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

**Second:** Commissioner McDaniel

**In Favor:** Romero, McDaniel, Head, Gibbons, Bustamante, Kamath, Sipes, McGhee

**Opposed:** None

**Recused:** Greathouse

**Motion Carried**

**District 1 Commissioner Greathouse returned the meeting at 1:13pm.**

**INDIVIDUAL CONSIDERATION:**

**Item # 11**     **ZONING CASE Z-2019-10700164 (Council District 8):** A request for a change in zoning from "R-6 MSAO-1 MLOD-1 MLR-1" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District to "MF-18 MSAO-1 MLOD-1 MLR-1" Limited Density Multi-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District on 18.66 acres out of NCB 18333, located at 7580 Luskey Boulevard. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600044) (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, 0 in opposition, no response from the Friends of San Antonio Natural Areas.

Rob Killen, 100 W. Houston, gave a history of the project and changes to their plans. He stated he was available for any questions.

**The Following Citizens appeared to speak**

Gabriel Fernandez, spoke in opposition  
Jenny Swilley, 19339 Wittenburg, spoke in opposition  
Shane Abernathy, 19114 Caldwell Crest, spoke in opposition  
Robert Lents, 18811 Real Ridge, spoke in opposition  
Oscar Castillo, 18906 Real Ridge, spoke in opposition  
Gilberto Gonzalez, 7702 Hays Hill, spoke in opposition  
Blanca Zapata, 18827 Real Ridge, spoke in opposition  
Anthony Serrano, 18814 Edwards Ridge, spoke in opposition  
Alejandro Gonzalez, 18823 Real Ridge, 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-2019-10700164** as presented.

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

**Second:** Commissioner Head

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

**Opposed:** None

**Motion Carried**

**Item # 2**      **ZONING CASE Z-2019-10700169 ERZD (Council District 9):** A request for a change in zoning from "QD CD S MSAO-1 MLOD-1 MLR-1 AHOD ERZD " Quarry Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District with a Specific Use Authorization for a Quarry and Conditional Use for Blasting and "MXD MLOD-1 MLR-1 MSAO-1 AHOD ERZD" Mixed Use Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District to "MXD MLOD-1 MLR-1 MSAO-1 AHOD ERZD" Mixed Use Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard

Overlay Edwards Recharge Zone District on 279.745 acres out of NCB 17701, generally located at 4939 North Loop 1604 West. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA2019-11600046) (Patricia Franco, Planner (210) 207-5876, patricia.franco@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 Salado Creek Conservation Association is in support.

Mark Barr, SAWS, gave a brief presentation on the item, subject for Approval on the Recommendations of their report.

Caroline McDonald, 112 E. Pecan, reviewed the project and requested a rezoning for the property and was available for questions.

**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:** Chair McGhee asked for a motion for item # **Z-2019-10700169 ERZD** as presented.

**Motion:** Commissioner Gibbons made a motion for approval as recommended by SAWS

**Second:** Commissioner Head

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

**Opposed:** None

**Motion Carried**

**Item # 3** **(Continued from 08/20/19) ZONING CASE Z-2019-10700140 (Council District 3):** A request for a change in zoning from "O-2 AHOD" High Rise Office Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lots 29-31, the south 116 feet of Lot 14, Lot 15, and Lot 16, Block 9, NCB 2947, located at 3201 South Gevers Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA2019-11600049) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Staff stated 50 notices were mailed to property owners within 200 feet, 0 returned in favor, and 1 returned in opposition and no response from the Highland Park Neighborhood Associations.

Cynthia Puente, 3201 S. Gevers, made an amendment at the podium to add NA to her Zoning Request.

**The Following Citizens appeared to speak**

Clinton Blumberg, 901 Vanderbilt, 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 made for a motion for approval **as Amended to add NA**

**Second:** Commissioner Head

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

**Opposed:** None

**Motion Carried**

**Item # 4**     **ZONING CASE Z-2019-10700145 CD (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 to "C-1 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales (Full Service) on Lot 11 and 12, Block 6, NCB 3163, located at 2234 and 2238 South Laredo Street. Staff recommends Denial. (Associated Plan Amendment PA2019-11600039) (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

Staff stated 34 notices were mailed to property owners within 200 feet, 11 returned in favor, and 0 in returned in opposition and the Collins Garden Neighborhood Association is in support. No response from the Historic Westside Neighborhood Association and 5 other neighborhood residents are in support.

Izzy Ramirez, 2234 & 2238 S. Laredo St, **requested to postpone this item to a later date, no action taken.**

**Item # 5**     **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 2 in returned in opposition and no registered neighborhood association.

Kevin Estajlou, 9010 Tesoro, stated he worked with the Councilman on his project and asked for the Commission for their support.

**The Following Citizens appeared to speak.**

Ken Brown, 100 E. Pecan, requested a two week continuance

Deborah Mcleary, 8934 Broadway, spoke in opposition

Mark Gross, 9018 Tesoro, spoke in opposition, requested a two week 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-2019-10700146**

**Motion:** Commissioner McDaniel made a motion for a **continuance to September 17, 2019**

**Second:** Commissioner Romero

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

**Opposed:** None

**Motion Granted**

**Item # 7**      **ZONING CASE Z-2019-10700159 (Council District 7):** 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 "RM-4 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on the east 35 feet of Lot 19 and the west 30.4 feet of Lot 20, Block 41, NCB 9601, located at 2543 Cincinnati Avenue, 2545 Cincinnati Avenue, 2547 Cincinnati Avenue, and 2549 Cincinnati Avenue. Staff recommends Denial. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Staff stated 29 notices were mailed to property owners within 200 feet, 2 returned in favor, and 0 in returned in opposition and the University Park Neighborhood Association is in support.

Jerry Arrendondo, 2902 Hillcrest, gave a presentation regarding his property and stated he has worked with the neighborhood associations and St. Mary's University, both gave their support to the project.

**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:** Chair McGhee asked for a motion for item # **Z-2019-10700159** as presented.

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

**Second:** Commissioner McDaniel

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

**Opposed:** None

**Motion Carried**

**The Commission recessed for a break at 2:55pm and returned at 3:10pm. Commissioner Romero did not return to the meeting.**

**Item # 10**

**ZONING CASE Z-2019-10700163 (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-2 MLOD-2 MLR-2 AHOD"

Commercial 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 all of Block 1, NCB 2310, located at 1726 West Commerce Street. Statt recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@SanAntonio.gov, Development Services Department)

Staff stated 32 notices were mailed to property owners within 200 feet, 0 returned in favor, and 1 in returned in opposition and the Historic Westside and Prospect Hills Neighborhood Associations did not respond.

Buck Bensen, 745 E. Mulberry, requested a two week continuance to September 17, 2019

**The Following Citizens appeared to speak.**

Joseph Carreon, 2215 W. Salinas, spoke in opposition  
Jennifer Naeger, 1333 Buena Vista, 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-2019-10700163** as presented.

**Motion:** Commissioner Bustamante made a motion for a **continuance to September 17, 2019.**

**Second:** Commissioner McDaniel

**In Favor:** Bustamante, McDaniel, Greathouse, Gibbons, Head, Kamath, Sipes, McGhee

**Opposed:** None

**Motion Carried**

**Item # 15**     **ZONING CASE Z-2019-10700170 CD (Council District 7):** 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 four (4) dwelling units on Lot 22, Block 14, NCB 8098, located at 502 Shadwell Drive. 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, 0 returned in favor, and 4 in returned in opposition and no response from the Jefferson Neighborhood Association.

Ryan Provinciano, 502 Shadwell, requested a continuance to September 17, 2019

**The Following Citizens appeared to speak.**

George De La Garza, 443 Shadwell Drive, 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-2019-10700170 CD** as presented.

**Motion:** Commissioner Sipes made a motion for a **continuance to September 17, 2019**

**Second:** Commissioner Head

**In Favor:** Sipes, Head, Greathouse, Gibbons, McDaniel, Kamath, McGhee, Bustamante

**Opposed:** None

**Motion Carried**

**Item # 16**

**ZONING CASE Z-2019-10700186 CD (Council District 6):** A request for a change in zoning from “C-3 GC-2 MLOD-2 MLR-2 AHOD” General Commercial Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to “C-3 CD GC-2 MLOD-2 MLR-2 AHOD” General Commercial Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for Animal and Pet Services (outdoor boarding, runs, pens or paddocks permitted) on 1.577 acres on NCB 17643, located in the 1200 Block of Richland Hills Drive. Staff recommends Denial, with an Alternate recommendation. (Associated Plan Amendment PA-2019-11600060) (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

Staff stated 12 notices were mailed to property owners within 200 feet, 1 returned in favor, and 1 in returned in opposition and no response from the Tara Neighborhood Association and JB SA concurs.

Caroline McDonald, 112 E. Pecan, amended her request to **C2-CD**.

**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:** Chair McGhee asked for a motion for item # **Z-2019-10700186 CD** as presented.

**Motion:** Commissioner McDaniel made a **motion approval as Amended to C2-CD**

**Second:** Commissioner Bustamante

**In Favor:** McDaniel, Bustamante, Greathouse, Gibbons, Head, Sipes, Kamath, McGhee

**Opposed:** None

**Motion Carried**

**Approval of Minutes**

Consideration and Approval of the August 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 3:34 p.m.

APPROVED BY:  OR 9/17/19  
Joy McGhee, Chair

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

ATTESTED BY:  DATE: 9/18/19  
Melissa Ramirez, Assistant Director