

City of San Antonio



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

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September 1, 2020

1:00PM

Videoconference

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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 | Dr. Lillian Jones, District 2

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

- Roll Call
- Present: Romero, Gibbons, Bustamante, McDaniel, Sipes, Greathouse, Whyte, Kamath, Hui, Jones, McGhee
- Absent: None
- Cesar Chavez and Jacqueline Payan from 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*

**Item #1 has been postponed**

**COMBINED CONSENT AGENDA 1:**

**Item # 7**      **(Continued from 08/18/2020) ZONING CASE Z-2020-10700164 (Council District 7):**  
A request for a change in zoning from "R-6 H AHOD" Residential Single-Family Monticello Park Historic Airport Hazard Overlay District and "R-6 H UC-3 AHOD" Residential Single-Family Monticello Park Historic Fredericksburg Urban Corridor Airport Hazard Overlay District to "R-6 S H AHOD" Residential Single-Family Monticello Park Historic Airport Hazard Overlay District with Specific Use Authorization for a Childcare Facility and "R-6 S H UC-3 AHOD" Residential Single-Family Monticello Park Historic Fredericksburg Urban Corridor Airport Hazard Overlay District with Specific Use Authorization for a Childcare Facility on Lots 18-23, and the east 40 feet of Lot 17, Block 17, NCB 6707, located at 2507 Fredericksburg Road. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, [justin.malone@sanantonio.gov](mailto:justin.malone@sanantonio.gov), Development Services Department)

Staff stated 26 notices were mailed to property owners within 200 feet, 2 returned in favor, 0 returned in opposition and Monticello Park Neighborhood Association is in favor.

**No Public Comment**

**Motion:** Commissioner Bustamante asked for a motion as presented.

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

**Second:** Commissioner Whyte

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

**Opposed:** None

**Not Present:** McGhee, Sipes

**Motion Carried**

**Item # 8**      **ZONING CASE Z-2020-10700171 (Council District 8):** A request for a change in zoning from "BP UC-1" Business Park IH-10/FM 1604 Urban Corridor District and "BP UC-1 MLOD-1 MLR-2" Business Park IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "C-3 UC-1" General Commercial IH-10/FM 1604 Urban Corridor District and "C-3 UC-1 MLOD-1 MLR-2" General Commercial IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District on 5.702 acres out of NCB 17386, located at 11600 Interstate Highway 10 West. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, [Mercedes.Rivas2@sanantonio.gov](mailto:Mercedes.Rivas2@sanantonio.gov), Development Services Department)

Staff stated 6 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no registered neighborhood association.

**No Public Comment**

**Motion:** Commissioner Bustamante asked for a motion as presented.

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

**Second:** Commissioner Whyte

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

**Opposed:** None

**Not Present:** McGhee, Sipes

**Item #10**

**ZONING CASE Z-2020-10700174 S (Council District 2):** A request for a change in zoning from "NC HL AHOD" Neighborhood Commercial Historic Landmark Airport Hazard Overlay District to "NC S HL AHOD" Neighborhood Commercial Historic Landmark Airport Hazard Overlay District with a Specific Use Authorization for a Medical Clinic on Lots 7 and Lot 9, Block E, NCB 646, located at 812 South Hackberry Street. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Staff stated 37 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 Public Comment**

**Motion:** Commissioner Bustamante asked for a motion as presented.

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

**Second:** Commissioner Whyte

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

**Opposed:** None

**Not Present:** McGhee, Sipes

**Motion Carried**



- Item # 11**     **ZONING CASE Z-2020-10700175 (Council District 3):** September 1, 2020 A request for a change in zoning from "BP" Business Park District to "I-1" General Industrial District on Lot P-48E, CB 4010, located at 4640 South Flores Road. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, [lorianne.thennes@sanantonio.gov](mailto:lorianne.thennes@sanantonio.gov), Development Services Department).

Staff stated 5 notices were mailed to property owners within 200 feet, 0 returned in favor and 0 returned in opposition and no registered Neighborhood Association.

**No Public Comment**

**Motion:** Commissioner Bustamante asked for a motion as presented.

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

**Second:** Commissioner Whyte

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

**Opposed:** None

**Not Present:** McGhee, Sipes

**Motion Carried**

- Item # 12**     **ZONING CASE Z-2020-10700176 (Council District 2):** A request for a change in zoning from "I-1 MLOD-3 MLR-2 AHOD" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "R-4 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 16B and Lot 17A, Block 2, NCB 6336, located at 1314 North Center. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, [lorianne.thennes@sanantonio.gov](mailto:lorianne.thennes@sanantonio.gov), Development Services Department)

Staff stated 33 notices were mailed to property owners within 200 feet, 2 returned in favor and 1 returned in opposition and the Jefferson Heights Neighborhood Association had no response.

**No Public Comment**

**Motion:** Commissioner Bustamante asked for a motion as presented.

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

**Second:** Commissioner Whyte

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

**Opposed:** None

**Not Present:** McGhee, Sipes

**Motion Carried**

**Item # 15**     **ZONING CASE Z-2020-10700179 (Council District 5):** 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 "I-1 MLOD-2 MLR-2 AHOD" General Industrial 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 Lots 3-7, Block 88, NCB 3680, located at 3602, 3610 and 3618 West Commerce Street. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services).

Staff stated 35 notice was mailed to property owners within 200 feet, 0 returned in favor and 0 returned in opposition and there was no response from the Prospect Hill Neighborhood Association.

**No Public Comment**

**Motion:** Commissioner Bustamante asked for a motion as presented.

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

**Second:** Commissioner Whyte

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

**Opposed:** None

**Not Present:** McGhee, Sipes

**Motion Carried**

**COMBINED CONSENT AGENDA 2:**

**Commissioner Greathouse recused herself from item #13 at 1:10pm and returned at 1:13pm**

**Item # 13**     **ZONING CASE Z-2020-10700177 (Council District 2):** A request for a change in zoning from "PUD I-1 MLOD-3 MLR-1" Planned Unit Development General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District, "PUD C-3 MLOD-3 MLR-1" Planned Unit Development General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District, and "PUD C-3 NA MLOD-3 MLR-1" Planned Unit Development General Commercial Nonalcoholic Sales Martindale Army Airfield Military Lighting Overlay Military Region 1 District and "PUD C-1 MLOD-3 MLR-1" Planned Unit Development Light Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "MF-25 MLOD-3 MLR-1" Low Density Multi-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District on 15.082 acres out of NCB 10615, generally located at 439 SE Loop 410. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA 2020-11600050) (Justin Malone, Planner (210) 207-0157, [justin.Malone@sanantonio.gov](mailto:justin.Malone@sanantonio.gov) Development Services Department)

Staff stated 17 notices were mailed to property owners within 200 feet, 0 returned in favor, 2 returned in opposition and there was no registered neighborhood association. One response was received in support outside of the 200 square foot radius.

**No Public Comment**

**Motion:** Commissioner Bustamante asked for a motion as presented.

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

**Second:** Commissioner Gibbons

**In Favor:** Sipes, Gibbons, Romero, Bustamante, McDaniel, Jones, Whyte, Kamath, Hui

**Opposed:** None

**Recused:** Greathouse

**Not Present:** McGhee

**Motion Carried**

**Commissioner McGhee returned to the meeting at 1:14pm**

**Individual Items:**

**Item # 2**     **(Continued from 08/04/2020) ZONING CASE Z-2020-10700122 (Council District 1):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on the East 12.5 feet of Lot 11, Lot 12 and Lot 13, Block 2, NCB 6481, located at



1526 West Mistletoe Avenue. Staff recommends Denial, with Alternate Recommendation. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services).

Staff stated 25 notices were mailed to property owners within 200 feet, 0 returned in favor and 11 returned in opposition. The Jefferson Neighborhood Association is in opposition and the San Antonio Conservation Society is also opposed. 1 response received in favor outside the 200' buffer and 27 in received in opposition outside the 200' buffer.

Charles Riley requested a continuance to October 6, 2020

**No Written Public Comment**

**Live Public Comment**

Barbara Hill spoke in opposition

**Voicemail**

Crissy Rivas 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 Bustamante asked for a motion as presented.

**Motion:** Commissioner Greathouse made a **motion to continue to Continue to October 6, 2020**

**Second:** Commissioner Kamath

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

**Opposed:** None

**Motion Carried**

**Item # 3**

**(Continued from 08/04/2020) ZONING CASE Z-2020-10700144 (Council District 5):**

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 "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 for twenty-nine (29) units on Lots 1 through 8, Block 10, NCB 6253, located at 611 Oriental Avenue. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department

Staff stated 42 notices were mailed to property owners within 200 feet, 0 returned in favor and 2 returned in opposition. The Collins Garden Neighborhood Association is opposed and there was no response from the San Juan Gardens Neighborhood Association.

Patrick Christensen wishes to amend his request to IDZ 2 use for 20 units and asked for a continuance to October 6, 2020.

**No Public Comment**

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 Bustamante made a motion as for a continuance to October 6, 2020

**Second:** McDaniel

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

**Opposed:** None

**Motion Granted**

**Item # 4**      **(Continued from 08/04/2020) ZONING CASE Z-2020-10700145 (Council District 3):**  
September 1, 2020 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 2B, NCB 9483, located at 6831 South Flores Street. Staff recommends Denial. (Associated Plan Amendment PA 2020-11600036) (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services).

Staff stated 17 notices were mailed to property owners within 200 feet, 0 returned in favor, 1 returned in opposition and no registered neighborhood association.

Jerry Arrendondo gave a brief presentation and stated his client wishes to improve the neighborhood and downzone the property.

**Public Comment**

Hector Hernandez spoke in favor of the project

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 made a motion for Approval of C-3

**Second:** Commissioner Jones

**In Favor:** Kamath, Whyte, Jones, Gibbons, Greathouse, Hui, McGhee

**Opposed:** Romero, McDaniel, Sipes, Bustamante,

**Motion Granted**

**Item # 5**

**(Continued from 08/18/2020) ZONING CASE Z-2020-10700142 (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 and "R-5 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "C-1 MLOD-3 MLR-1" Light Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District and "C-1 MLOD-3 MLR-2" Light Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on Lot P-10 and Lot P-11, NCB 10777, located at 4635 Sinclair Road. Staff recommends Denial. (Associated Plan Amendment Case PA2020-11600033) (Lorianne Thennes, Planner 210-207-7945, [lorianne.thennes@sanantonio.gov](mailto:lorianne.thennes@sanantonio.gov); Development Services Department).

Staff stated 23 notices were mailed to property owners within 200 feet, 1 returned in favor, 9 returned in opposition and the Jupe Manor Association and the Lower South East neighborhood association did not respond. 1 letter was received outside the 200' buffer in opposition.

Nick Harris, Representative gave a detailed presentation regarding the project and request to downsize and also spoke of the community involvement and asked for approval.

**Written Public Comments**

Rich Forsythe submitted a letter in opposition

**Voicemail Comment**

BM Gunn, Jupe Manor Neighborhood Association President was opposed  
Danna Cude, Jupe Manor Neighborhood Association was opposed

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 made a motion for Denial

**Second:** Commissioner Hui

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

**Opposed:** Gibbons

**Motion Carried for Denial**

**Item # 6**      **(Continued from 08/18/2020) ZONING CASE Z-2020-10700151 CD (Council District 2):** A request for a change in zoning from "C-3 MLOD-3 MLR-2" General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region-2 District to "C-1 CD MLOD-3 MLR-2" General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region-2 District with a Conditional Use for an RV Park on 0.2941 acres out of NCB 10319, located at 2050 Rigsby Avenue. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services).

Staff stated 15 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition and no response from the Comanche Community Association. One response was received from outside the 200' radius in opposition.

Glenn Austin requested a continuance to October 6, 2020

**Written Public Comment**

John Sundell submitted a letter in opposition

**Motion:** Commissioner Gibbons made a motion to read letters of opposition

**Second:** Whyte

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

**Opposed:** None

**Motion Carried**

**Written Public Comment**

John Sundell, 2026 Rigsby submitted a letter 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 Jones motioned for **continuance to October 6, 2020**

**Second:** Commissioner Kamath

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

**Opposed:** None

**Motion Granted**

**The Zoning Commission recessed at 3:02pm and returned at 3:09pm**

**Item # 9**      **ZONING CASE Z-2020-10700172 S (Council District 1):** A request for a change in zoning from "C-2 UC-3 AHOD" Commercial Fredericksburg Road Urban Corridor Airport Hazard Overlay District to "C-1 S UC-3 AHOD" Light Commercial Fredericksburg Road Urban Corridor Airport Hazard Overlay District with a Specific Use Authorization for a Alcohol - Bar and/or Tavern Without Cover Charge 3 or More Days Per Week on Lot A, Block 35, NCB 1937, located at 1703 Fredericksburg Road. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Staff stated 26 notices were mailed to property owners within 200 feet, 1 returned in favor, 0 returned in opposition and the Jefferson Neighborhood Association is opposed. There was no response from the Keystone Neighborhood Association as well as 10 were received in favor outside the 200' buffer and 1 opposed outside the 200' buffer.

Ian Cochran, representative gave an extensive presentation regarding the project and believes this will revitalize the neighborhood. Mr. Cochran introduced Vivian Fulton who was available for questions.

**Written Public Comment**

Arturo Reyes submitted a letter in favor

Elia Reyna submitted a letter in opposition

James Davis submitted a letter in favor

John Carbajal submitted a letter in favor

Margaret Mireles submitted a letter in favor

Mina Riviera submitted a letter in favor

Dr. Enrique and Dr. Sonya Aleman submitted a letter in favor

Anne Marie and Gary Grube submitted a letter in favor

Jason Valenzuela submitted a letter in favor

Christina J. Bazaldua submitted a letter in favor

Marisa Bono submitted a letter in favor

Cathy Teague President of the Monticello Park Association submitted a letter stating they have some concerns.

Gloria Valenzuela submitted a letter 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 Greathouse made a motion for **Denial**

**Second:** Commissioner McDaniel

**In Favor:** Greathouse, McGhee, Hui, McDaniel, Romero, Sipes

**Opposed:** Jones, Kamath, Gibbons, Whyte, Bustamante

**Motion Failed**

**Motion:** Commissioner Whyte made a motion to reconsider item #9

**Second:** Kamath

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

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

**Motion Failed**

**Commissioner Greathouse recused herself from item #14 at 4:18pm and returned at 6:44pm**

**Item # 14**     **ZONING CASE Z-2020-10700178 (Council District 7):** A request for a change in zoning from "R-6" Residential Single-Family District to "MF-18" Limited Density Multi-Family District on 13.141 acres out of NCB 15664, generally located in the 11000 block of Bandera Road. Staff recommends Approval. (Justin Malone, Planner (210) 207-0157, Justin.Malone@sanantonio.gov; Development Services Department)

Staff stated 63 notices were mailed to property owners within 200 feet, 1 returned in favor, 15 returned in opposition and the Braun Oaks Home Owners association did not have a response. Two responses were received from outside the 200' radius in favor and 45 were received in opposition outside the 200' radius.

Ken Brown, Brown and Ortiz, representative, gave a history of the project. He also introduced Jeanne Bradshaw who was available to answer questions.

**Voice mail Public Comment**

Jerry Kelly M.D. provided voice comments in opposition  
Johnathan Moreno provided voice comments in opposition  
Linda Caldwell provided voice comments in opposition  
Megan Wise provided voice comments in opposition  
Sandra McKinzie provided voice comments in opposition  
Tim and Dawn Lacider provided voice comments in opposition

**Written Public Comment**

Kevin Thompson provided written comments in opposition

Dori Polito provided written comments in opposition  
Liz Patterson provided written comments in opposition  
Leticia Paredes provided written comments in opposition  
Kevin and Virginia Murin provided written comments in opposition  
Anna T Vargas provided written comments in opposition  
Rae and Brad Kitchin provided written comments in opposition  
Rueben Benevides provided written comments in opposition  
Carrie Jasso provided written comments in opposition  
Jeanna Trometer provided written comments in opposition  
Patrick Sculley provided written comments in opposition  
Rebekah Sculley provided written comments in opposition  
Joseph Luchetti provided written comments in opposition  
Daniel Miller provided written comments in opposition  
Laura Terrance Prunty provided written comments in opposition  
Zak Cernoch provided written comments in opposition  
Diane Sanders provided written comments in opposition  
Cynthia Morga provided written comments in opposition  
Angela Tyron provided written comments in opposition  
Bob Medina provided written comments in opposition  
Kristen Stone provided written comments in opposition  
Terri Aluwhare provided written comments in opposition  
Edward Castor provided written comments in opposition  
Donna Blalock provided written comments in opposition  
Patricia M Montes provided written comments in opposition  
Jessica Pinney provided written comments in opposition  
Louie Garcia provided written comments in opposition  
Dolores Eysers provided written comments in opposition  
Robert Sanchez provided written comments in opposition  
Jabari Jordan provided written comments in favor  
Larry and Carmen Smith provided written comments in opposition  
Carmen Delgado Smith provided written comments in opposition  
Rueben F, and Marta Knape provided written comments in opposition  
Sandra Rogers provided written comments in opposition  
Rosemary Aoin provided written comments in opposition

Rhonda Yates provided written comments in opposition  
Peter Rayon provided written comments in opposition

**The Zoning Commission recessed for a break at 5:28 and returned at 5:35pm.  
Commissioners Kamath and Whyte did not return to the meeting.**

Elizabeth Spurlock provided written comments in opposition  
Dwayne and Kathy Kelly provided written comments in opposition  
Deborah Flynn Barron provided written comments in opposition  
Daniel Isenhower provided written comments in opposition  
Daniel Baird provided written comments in opposition  
Bev Hall provided written comments in opposition

Anya Lebron provided written comments in opposition  
Angel Sepulveda provided written comments in opposition  
Victoria Arriaga Downy provided written comments in opposition  
Jessica Gillenwater provided written comments in opposition  
Michael McCoy provided written comments in opposition  
Lisa and Jeffrey Maclin provided written comments in opposition  
Brittney Bizzle provided written comments in opposition  
Monica Garcia provided written comments in opposition  
Diane Stewart provided written comments in opposition  
Troy Meyers provided written comments in favor  
Iassac Ayala provided written comments in favor

**Live Public Comment**

Mr. Pariarra gave live comments 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 Sipes motioned Denial

**Second:** Commissioner Hui

**In Favor:** Sipes, Hui, Jones, Gibbons, McDaniel

**Opposed:** Romero, Bustamante, McGhee

**Recused:** Greathouse

**Motion Failed**



**Approval of Minutes**

Consideration and Approval of the July 7, 2020 and August 18, 2020 Zoning Commission Meeting Minutes

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

**Motion:** Bustamante

**Second:** Sipes


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

**Opposed:** None

**Motion Granted**

**Adjournment**

There being no further business, the meeting was adjourned at 6:47pm

APPROVED BY:  Digitally signed by R. Joy McGhee  
Date: 2020.10.02 16:17:05 -05'00' OR \_\_\_\_\_  
Joy McGhee, Chair

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

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