

City of San Antonio



Zoning Commission Minutes
Development and Business
Services Center
1901 South Alamo

October 6, 2020

1:00PM

Videoconference

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**
- Martza 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 #3 has been postponed

COMBINED CONSENT AGENDA:

- Item # 4** **(Continued from 09/01/2020) 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 Neighborhood Association. 1 notice was received opposed outside the 200' radius

Written Notices Received for the Record in Opposition

John Sundell, 2046 Rigsby, opposed (outside 200')

No Public Comment

Motion: Commissioner Bustamante made a motion for approval

Second: Commissioner Sipes

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

Opposed: None

Motion Carried

- Item # 8** **ZONING CASE Z-2020-10700191 S (Council District 1):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Bingo Parlor on Lot 1, Block 32, NCB 9754, generally located at 3625 West Avenue. 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, 0 returned in favor, and 0 in opposition. No response from Jefferson Neighborhood Association and Keystone Neighborhood Association. 3 notices were received in opposition from outside the 200' radius, 1 received in opposition outside the 200' radius

Written Notices Received for the Record in Opposition

Anonymous, no address (outside 200')

No Public Comment

Motion: Commissioner Bustamante made a motion for approval

Second: Commissioner Sipes

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

Opposed: None

Motion Carried

Item # 10 **ZONING CASE Z-2020-10700193 (Council District 2):** A request for a change in zoning from "I-2 MLOD-3 MLR-2" Heavy Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "C-2 MLOD-3 MLR-2" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on Lot 5, Block 4, NCB 1196, located at 712 Seguin Avenue. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

Staff stated 17 notices were mailed to property owners within 200 feet, 0 returned in favor and 0 returned in opposition and there was no response from the Government Hill Alliance Neighborhood Association.

No Public Comment

Motion: Commissioner Bustamante made a motion for approval

Second: Commissioner Sipes

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

Opposed: None

Motion Carried

Item # 11 **ZONING CASE Z-2020-10700195 (Council District 2):** A request for a change in zoning from "AE-3 S MLOD-3 MLR-2 EP-1" Arts and Entertainment Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Event Parking Overlay District with a Specific Use Authorization for Warehousing to "L MLOD-3 MLR-2 EP-1" Light Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Event Parking Overlay District on Lot 5 and Lot P-100, NCB 10233, located at 403 Kraft Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2020-11600058) (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)

Staff stated 9 notices were mailed to property owners within 200 feet, 0 returned in favor and 1 returned in favor and the Jefferson Neighborhood Association is in support.

Written Notices Received for the Record in Favor

Robert Gersch, 403 Kraft

No Public Comment

Motion: Commissioner Bustamante made a motion for approval

Second: Commissioner Sipes

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

Opposed: None

Motion Carried

Item # 14

ZONING CASE Z-2020-10700198 (Council District 10): A request for a change in zoning from "C-3 IH-1 AHOD" General Commercial Northeast Gateway Corridor Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "L IH-1 AHOD" Light Industrial Northeast Gateway Corridor Airport Hazard Overlay District and "L AHOD" Light Industrial Airport Hazard Overlay District on Lot P-3A, Lot P-5A, Lot P-6, Lot P-3B and Lot P-5, NCB 15911, generally located in the 11600 block of Crosswinds Way. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA2020-11600059) (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services).

Staff stated 16 notices were mailed to property owners within 200 feet, 1 returned in favor and 0 returned in opposition and no registered neighborhood association.

Written Notices Received for the Record in Favor

Killen, Griffen & Farrimond, 100 NE 410 Ste 650

No Public Comment

Motion: Commissioner Bustamante made a motion for approval

Second: Commissioner Sipes

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

Opposed: None

Motion Carried

Item # 16

ZONING CASE Z-2020-10700200 S (Council District 6): A request for a change in zoning from "C-2" Commercial District to "C-2 S" Commercial District with a Specific Use Authorization for a Hospital with a Helistop on 32.2170 acres out of NCB 17636, generally located in the 7900 block of West Loop 1604 North. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2020-11600061) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department) (Michael Pepe, Planner, (210) 207-8208, michael.pepe@sanantonio.gov, Development Services Department)

Staff stated 20 notice was mailed to property owners within 200 feet, 1 returned in favor and 0 returned in opposition and the Northwest Crossing Homeowners Association did not respond.

Written Notices Received for the Record in Favor

Brown and Ortiz 112 E Pecan

No Public Comment

Motion: Commissioner Bustamante made a motion for approval

Second: Commissioner Sipes

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

Opposed: None

Motion Carried

Individual Items:

Commissioner Greathouse recused herself at 1:11pm and returned at 1:26pm

Item # 1

ZONING CASE Z-2020-10700173 S ERZD (Council District 8): A request for a change in zoning from "C-2 MLOD-1 MLR-2 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to "C-2 S MLOD-1 MLR-2 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with Specific Use Authorization for a Wireless Communications System on 0.0367 acres out of CB 4552, located at 16821 Kyle Seale Parkway. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

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

Michael Escalante, SAWS, reviewed the project and recommended approval

Vincent Huebinger, No Address given, gave a detailed presentation and spoke of the public support for the project.

No Public Comment

Motion: Commissioner Romero made a motion for approval

Second: Commissioner McDaniel

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

Opposed: None

Recused: Greathouse

Motion Carried

Item # 2

(Continued from 09/01/2020) 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, 1 returned in favor and 11 returned in opposition. 27 notices received in opposition outside the 200' radius. Jefferson Heights Neighborhood Association and The Neighborhood Conservation are opposed.

Charles Riley, 1526 W. Mistletoe, gave a detailed presentation regarding the project and addressed the neighbor's concerns

Written Notices Received for the Record in Opposition (inside 200 feet)

Ann Weston, 1603 Mistletoe opposed
Andy Alden, 1534 W. Mistletoe, opposed
Romulo Loya Jr, 1524 West Mistletoe, opposed
Janet Varga, 1527 W Mistletoe, opposed
Valerie Rios, 1524 Mistletoe, opposed
Christopher Delgado, 1552 Mistletoe Ave, opposed
Clay Varga, 1527 W Mistletoe, opposed
Criselda "Crissy" Rivas, 1523 W. Mistletoe, opposed
Barbara L. Hill, 1535 W. Mistletoe Ave, opposed

Dan Alden, 1534 West Mistletoe Ave. opposed
Dave Sims, 1523 West Mistletoe Avenue, opposed

Written Notices Received for the Record in Opposition (Outside 200 feet)

Esther Cappelli, 1520 W Mulberry Ave opposed (outside 200 feet)
Grace Rosales, 1623 W. Huisache, opposed (outside 200 feet)
Jennifer De La Rosa, 1605 W Mistletoe Ave, opposed (outside 200 feet)
Joe G Miranda, 1651 W Huisache Ave, opposed (outside 200 feet)
Karen Staats, 1546 W Magnolia Ave, opposed (outside 200 feet)
Joanne Brigham 1511 W. Magnolia Ave. opposed (outside 200 feet)
Dwayne Bohuslav 1511 W. Magnolia Ave. opposed (outside 200 feet)
Elia Reyna, no address, opposed (outside 200 feet)
Mary Galaviz, 1517 W. Huisache Ave, opposed (outside 200 feet)
Tony Galaviz, 1517 W. Huisache Ave, opposed (outside 200 feet)
Jennifer Wallace, 1527 Huiasche, opposed (outside 200 feet)
Conservation Society of San Antonio, no address, opposed (outside 200 feet)
Jonathan E. Doran, 1540 W. Magnolia, opposed (outside 200 feet)
Kathe Ann Doran, 1540 West Magnolia Avenue, opposed (outside 200 feet)
Norma Mesquiti, 1522 W Magnolia Ave, opposed (outside 200 feet)
Rosa Torralba, 1557 W Magnolia Ave, opposed (outside 200 feet)
Guadalupe (Lupita) Gutierrez 1523 W Mistletoe, opposed (outside 200 feet)
Ivy S. Schwartz, 1506 W. Mistletoe Avenue, opposed (outside 200 feet)
Jose Carcamo, 1544 W. Mistletoe Ave. opposed (outside 200 feet)
Bobby Nix, 1544 W. Mistletoe Ave, opposed (outside 200 feet)
Justin Holley, 1546 W Mistletoe, opposed (outside 200 feet)
Romulo Loya Jr., 1524 west Mistletoe Ave. opposed (outside 200 feet)
Leigh Ann Cromer, 1543 Mistletoe, opposed (outside 200 feet)
Will B. James, 1543 Mistletoe, opposed (outside 200 feet)
Lorenzo Cano, no address given, opposed (outside 200 feet)
Thomas Lopez, 1547 W. Mistletoe, opposed (outside 200 feet)
Zach Mellinger, 1527 Woodlawn, opposed, (outside 200 feet)

Favor

Anne and Walter Mays, 1501 W. Mistletoe, Favor

Voicemail Public Comment

Barbara L. Hill, 1535 W. Mistletoe Ave, opposed
Elia Reyna, no address, opposed
George de la Garza, 443 Shadwell Drive, 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 Greathouse made a motion for **Denial**

Second: Sipes

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

Opposed: Jones, Gibbons, Whyte

Motion Granted for Denial

Item # 5 **(Continued from 09/15/20) ZONING CASE Z-2020-10700189 (Council District 4):** A request for a change in zoning from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 67.798 acres out of CB 4295, generally located in the 13000 block of Watson Road. Staff recommends Denial. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services).

Staff stated 7 notices were mailed to property owners within 200 feet, 1 returned in favor, 0 returned in opposition and no registered neighborhood association.

Kevin DeAnda, Brown and Ortiz, 112 E Pecan, requested a continuance to October 20, 2020

Public Comment in favor

TMM Investments, no address, 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 Kamath made a motion for a Continuance to **October 20, 2020**

Second: Commissioner Whyte

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

Opposed: None

Motion Granted

Item # 6 **ZONING CASE Z-2020-10700031 CD (Council District 3):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Party House, Reception Hall, Meeting Facility to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales (Full Service) on Lot P-16 and 0.5118 acres out of NCB 11166, generally located at 9915 Roosevelt Avenue. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Staff stated 17 notices were mailed to property owners within 200 feet, 0 returned in favor and 0 returned in opposition. The Villa Coronado Neighborhood Association is opposed.

Juan Rodriguez gave a history of the project and explained the need for the rezoning

Public Comment, Voicemail

Brady Alexander, 139 Pyron, opposed

Olga, Villa Coronado Neighborhood Association, opposed

Motion: Commissioner McGhee made a motion for a **Continuance to November 3, 2020**

Second: Commissioner McDaniel

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

Opposed: None

Motion Carried

Item # 7 **ZONING CASE Z-2020-10700157 (Council District 1):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 34, NCB 11875, located at 8211 Broadway Street. Staff recommends Denial, with an Alternate Recommendation. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Staff stated 16 notices were mailed to property owners within 200 feet, 3 returned in favor, 0 returned in opposition and no response from the Oak Park Northwoods Neighborhood Association.

Richard Lopez, 8211 Broadway Street, gave a brief presentation and asked for approval.

Public Comment in favor

Davon Canales, 8210 Broadway, favor

Kimberly Joyner, 8142 Broadway, favor

Doug Ackerly, 8203 Broadway, favor

Momin, 8213 Broadway (within 200' tenant support)
Petcharat Snleamonsinasale, 8210 Broadway #1 (within 200' tenant support)

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 Approval

Second: Commissioner Jones

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

Opposed: None

Motion Granted

Commissioner Greathouse recused herself from item #9 at 2:37pm and returned at 2:56pm

Item # 9

ZONING CASE Z-2020-10700192 (Council District 2): 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-3 MLOD-3 MLR-1" General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District on Lot TR-13, NCB 10747, generally located in the 100 block of Grobe Road. Staff recommends Denial. (Associated Plan Amendment PA-2020-11600056) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Staff stated 17 notices were mailed to property owners within 200 feet, 0 returned in favor, 6 returned in opposition and no registered neighborhood association. 9 received outside the 200' radius, 6 in opposition and 3 are in favor.

Joe Monroe, no Address, requested a continuance to November 3, 2020

Public Comment in opposition (inside 200')

Richard Vargas, 166 Grobe Road, opposed (within 200')
Ramon Longoria, 150 Grobe Road, opposed (within 200')
Brenda Rivas, 190 Grobe Road, opposed (within 200')
Susan Maddocks, 194 Grobe Road, opposed (within 200')
Anastacia, Gonzalez, 170 Grobe Road, opposed (within 200')
Anonymous, no address given, opposed (within 200')

Public Comment in opposition (outside 200')

Diana Martinez, 271 Grobe Road, opposed (outside 200')
Juan Martinez, 271 Grobe Road, opposed (outside 200')

Crystal Dehozen, 338 Grobe Road, opposed (outside 200')
Anonymous, No Address Given, opposed (outside 200')
Richard Dehoven, 338 Grobe Road, opposed (outside 200')
Lidia Martinez, 514 Grobe Road, opposed (outside 200')

Public Comment in favor

Andrew Salazar, 219 Grobe Road, favor (outside 200')
Aldo Hernandez, 240 Grobe Road, favor (outside 200')
Gilbert Flores, 247 Grobe Road, favor (outside 200')

Voicemail Public Comment in favor

Gina Neiro, 197 Grobe Road, in favor
Yolanda Mariano, 177 Grobe Road, 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 Jones motioned for **continuance to November 3, 2020**

Second: Commissioner Bustamante

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

Opposed: None

Recused: Greathouse

Motion Granted

Commissioner Gibbons stepped away prior to item #12 and returned prior to item #17.

Item # 12 **(ZONING CASE Z-2020-10700196 (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 "I-1 IDZ MLOD-2 MLR-2 AHOD" General Industrial Infill Development Zone Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 4, NCB 10125, located at 612 Nogalitos Street. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)

Staff stated 28 notices were mailed to property owners within 200 feet, 1 returned in favor, 1 returned in opposition and the Collins Garden Neighborhood Association is in support. 1 letter was received outside the 200' buffer in favor.

Fernando De Leon, 612 Nogalitos, gave a brief history of the project and introduced Nora Tierra who also gave a history of the project and asked for approval.

Public Comment in favor

Fernando De Leon, in favor (outside 200')

Karen Speer, no address given, in favor (inside 200')

Written Public Comment in opposition

Margaret Durdla, 161 Stribling, opposed

Voicemail Public Comments

Margaret Durdla, 161 Stribling, 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 Bustamante made a motion for Approval

Second: Commissioner Jones

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

Opposed: McDaniel, Sipes

No Present: Gibbons

Motion Granted

**The Zoning Commission recessed at 3:30pm and returned at 3:38pm
Commissioner Greathouse recused herself from item #13 and returned for item #15 and returned at 4:00pm**

Item # 13

ZONING CASE Z-2020-10700197 (Council District 6): A request for a change in zoning from "R-6 GC-2 MLOD-2 MLR-1 AHOD" Residential Single-Family Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "I-1 GC-2 MLOD-2 MLR-1 AHOD" General Industrial Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "I-1 MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "RM-4 GC-2 MLOD-2 MLR-1 AHOD" Residential Single-Family Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "RM-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland

Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 76.853 acres out of NCB 15330, generally located in the 7400 block of State Highway 151. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services).

Staff stated 115 notices were mailed to property owners within 200 feet, 0 returned in favor, 4 returned in opposition and the Meadow Village Neighborhood Association opposed

Ashley Farrimond, Killen, Farrimond and Griffin, gave a detailed presentation and asked for the commission for approval.

Written Public Comments

Samuel Morales, 607 Canyonwood, opposed
James M Doidge, 611 Canyonwood, opposed
Janai Doidge, 611 Canyonwood, opposed
Alicia Garcia, 603 Clearcrest, opposed

Voicemail Public Comments

Kay Bess, 646 Palm Road, provided voice 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 Hui made a motion for Approval

Second: Commissioner Bustamante

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

Opposed: None

No Present: Sipes

Motion Granted

Item # 15

ZONING CASE Z-2020-10700199 CD (Council District 2): 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 "R-5 CD MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District with a Conditional Use for a Transitional Home on 2.89 acres out of NCB 12886, generally located in the 1500 block of Semlinger Road. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

Staff stated 15 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition. The Dellcrest Neighborhood Association president opposed. Former Dellcrest president is in favor. 13 letters received in support outside the 200' buffer.

Carolyn McDonald, 112 E. Pecan, gave a brief presentation regarding the project and introduced Dr. Downey who also spoke about the project.

Written Public Comment

Julia Ball, 3900 Bandera Hwy #34, (in support, outside 200' radius)
TJ Mays, No Address provided, (in support, outside 200' radius)
Kevin Downey, Crosspoint Inc., (in support, outside 200' radius)
Cindy Sickora, 7703 Floyd Curl, (in support, outside 200' radius)
Lisa M. Cleveland PHD, 7703 Floyd Curl, (in support, outside 200' radius)
John B. Hertz, no address given, (in support, outside 200' radius)
Sister Gabriela Lohan, 300 Yucca, (in support, outside 200' radius)
Rose Santillan, no address given, (in support, outside 200' radius)
Tiffany Harper, UT Health Science, (in support, outside 200' radius)
Verna Eskridge, Dellcrest Neighborhood Assoc, (in support, outside 200' radius)
Christine L. Meirelles, UT Health Science, (in support, outside 200' radius)
Martha L. Martinez, UT Health Science, (in support, outside 200' radius)
Tommy Calvert, no address given, (in support, outside 200' radius)

Voicemail Public Comments

Anita Franklin, 4811 Dellcrest, provided voice comments in opposition
Betty Lambkin, Dellcrest N.A. provided voice comments in opposition
Dorothy Roberts, 5007 Bayhead, provided voice comments in opposition
Joanne Johnson, 4915 Stonely Drive, provided voice comments in opposition
Linda Grant, 4338 Diehard St, provided voice comments in opposition
Mentoria Sherfield, no address given, provided voice 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 Jones made a motion to Continue to Nov. 3, 2020

Second: Commissioner Whyte

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

Opposed: None

Not Present: Gibbons, Sipes

Motion Granted

Item # 17 **ZONING CASE Z-2020-10700201 (Council District 2):** A request for a change in zoning from "RM-6 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District to "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District on Lot 1, Block G, NCB 1659, located at 732 North Pine Street. Staff recommends Denial. (Lorianne Thennes, Planner, (210) 207-7945, lorianne.thennes@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 Dignowity Hill Alliance Neighborhood Association did not respond. A petition from 9 tenants was received in opposition outside the 200' buffer. The Conservation Society is in opposition.

Adeel Raiz, 723 North Pine Street, requested a continuance to November 17, 2020

Public Comments in opposition

Sunnie Pine, 724 N. Pine St. in opposition
Carl Osborn, 728 N. Pine St. in opposition
Bud Church & Karen, 815 Burnet St, in opposition (outside 200')
Evelyn Brown, 527 Burnet in opposition (tenant petition)
Joseph Garcia, 906 Crocket, in opposition (tenant petition)
Lulu Francois, 817 Nolan, in opposition (tenant petition)
Mark Kusey, 1120 Crockett, in opposition (tenant petition)
Monica Savino, 1120 Crockett, in opposition (tenant petition)
Mio Kitano, 1120 E Crocket, in opposition (tenant petition)
Nicholas Spyker, 919 N. Pine, in opposition (tenant petition)
Scott Albert, 922 N Pine, in opposition (tenant petition)
Valerie Cortez, 508 Lamar, in opposition (tenant petition)
Conservation Society of San Antonio is opposed (outside 200')

Public Voicemail Comments

Kaylan Colina, 729 N. Pine, in opposition

Written Public Comments

Adeel Raiz, 723 North Pine Street, 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 Jones made a motion for a Continuance to November 17, 2020

Second: Commissioner Whyte

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

Opposed: None


Motion Granted

Item # 18

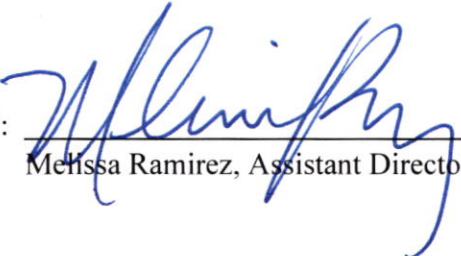
No Minutes Considered today

Adjournment

There being no further business, the meeting was adjourned at 4:34pm

APPROVED BY:  Digitally signed
by R. Joy McGhee
Date: 2020.12.13 15:17:14 -06'00' or _____
Joy McGhee, Chair

DATE: _____

ATTESTED BY:  DATE: Jan. 25, 2021
Melissa Ramirez, Assistant Director