

City of San Antonio



Zoning Commission Minutes
Development and Business
Services Center
1901 South Alamo

November 3, 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, Bustamante, McDaniel, Sipes, Greathouse, Whyte, Kamath, Jones, McGhee
- Absent: Hui, Gibbons
- 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 and will not be heard today

COMBINED CONSENT AGENDA #1:

- Item # 9** **ZONING CASE Z-2020-10700209 (Council District 6):** A request for a change in zoning from "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 NA MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 13.925 acres out of NCB 18288, generally located behind the 8400 block of Potranco Road. Staff recommends Approval. (Victoria Castro, Planner, victoria.castro@sanantonio.gov (210) 207-2736, Development Services Department)

Staff stated 54 notices were mailed to property owners within 200 feet, 4 returned in favor, and 0 in opposition. No response from Tara Neighborhood Association.

Written Comments in favor

Killen, Griffen & Farrimond PLLC, 100 NE Loop 410 Suite 650, favor
Emma Lamity LTD Partnership, 10018 Tezel Rd, favor
Linda Persyn, 6710 Peachtree Dr., favor
Jose Antonio Garcia, 8327 Potranco Rd., favor

No Public Comment

Motion: Commissioner Bustamante made a motion for approval

Second: Commissioner Sipes

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

Opposed: None

Motion Carried

- Item # 11** **ZONING CASE Z-2020-10700215 (Council District 7):** 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-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 33 and Lot 34, Block 23, NCB 7509, located at 4819 Rita Avenue. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Staff stated 35 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 made a motion for approval

Second: Commissioner Sipes

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

Opposed: None

Motion Carried

Item # 16 **ZONING CASE Z-2020-10700222 CD (Council District 6):** A request for a change in zoning from "C-3" General Commercial District to "C-2 CD" Commercial District with a Conditional Use for Auto Paint and Body on Lot 2, Block 19, NCB 17635, located at 7435 North Loop 1604 West. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services).

Staff stated 18 notices were mailed to property owners within 200 feet, 0 returned in favor and 0 returned in favor and the Bridgewood Neighborhood Association did not respond.

No Public Comment

Motion: Commissioner Bustamante made a motion for approval

Second: Commissioner Sipes

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

Opposed: None

Motion Carried

Item # 17 **ZONING CASE Z-2020-10700224 (Council District 3):** A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 7.532 acres out of NCB 10879, generally located in the 8000 block of Challenger Drive. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, lorianne.thennes@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 no registered neighborhood association.

Written Notices Received for the Record in favor

Killen, Griffen & Farrimond PLLC, 100 NE Loop 410 Suite 650

No Public Comment

Motion: Commissioner Bustamante made a motion for approval

Second: Commissioner Sipes

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

Opposed: None

Motion Carried

COMBINED CONSENT AGENDA #2:

Item # 5 **(Continued from 10/06/2020) 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 there was no registered neighborhood association. 9 notices received in opposition outside the 200' radius

Written Public Comment in opposition inside 200' radius

Richard Vargas, 166 Grobe Road, opposed

Ramon Longoria, 150 Grobe Road, opposed

Brenda Rivas, 190 Grobe Road, opposed

Susan Maddocks 194 Grobe Road, opposed

Anastacia Gonzales, 170 Grobe Road, opposed

D. Torres, 171 Grobe Road, opposed

Written Public Comment in opposition outside 200' radius

Diana Martinez, 271 Grobe Road

Andrew Salazar, 219 Grobe

Aldo Hernandez, 240 Grobe Road

Crystal DeHoven, 338 Grobe Road

Juan Martinez, 271 Grobe Road

Richard Dehoven 338 Grobe Road

Gilbert Flores, 247 Grobe Road

Lidia Martinez, 514 Grobe Road

Anonymous w/o Address

No live 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 Jones made a motion for a continuance to Dec.1, 2020

Second: Commissioner McDaniel

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

Opposed: None

Motion Carried

Item # 8 **ZONING CASE Z-2020-10700015 CD (Council District 1):** A request for a change in zoning from "C-2 MLOD-1 MLR-2 AHOD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, "C-2 AHOD" Commercial Airport Hazard Overlay District, and "C-3 MLOD-1 MLR-2 AHOD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-3 CD MLOD-1 MLR-2 AHOD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Warehousing on 54.564 acres out of NCB 12059, located in the 12000 block of West Avenue. Staff recommends Approval. (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, 1 returned in opposition and no registered neighborhood association.

Written Comment in opposition

Erich Kaepf, 6423 W, IH 10, opposed

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 Greathouse made a motion for a continuance to November 17, 2020

Second: Commissioner Jones

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

Opposed: None

Motion Carried

Item # 10 **ZONING CASE Z-2020-10700213S(Council District 9):** A request for a change in zoning from "C-1" Light Commercial District and "C-3" General Commercial District to "C-3 S" General Commercial District with a Specific Use Authorization for Human Services Campus on 3.828 acres out of NCB 11687, located at 4330 Vance Jackson Road. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Staff stated 19 notice was mailed to property owners within 200 feet, 0 returned in favor and 1 returned in opposition and no registered neighborhood association.

Written Notices Received for the Record in Opposition

SA Five Star Cleaners LLC, 9806 Huebner Road, opposed

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 Greathouse made a motion for a continuance to November 17, 2020

Second: Commissioner Jones

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

Opposed: None

Motion Carried

Item # 12 **ZONING CASE Z-2020-10700216S(Council District 1):** A request for a change in zoning from "FBZD T4-1 AHOD" Form Base Zone Transect 4 Airport Hazard Overlay District to "FBZD T4-1 S AHOD" Form Base Zone Transect 4 Airport Hazard Overlay District with a Specific Use Authorization for a Non-Commercial Parking Lot on Lot 7, Block 9, NCB 838, located at 723 Camden Street. Staff recommends Denial. (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 and 0 returned in opposition and the Downtown Residents Neighborhood Association did not respond.

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 Greathouse made a motion for a continuance to November 17, 2020

Second: Commissioner Jones

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

Opposed: None

Motion Carried

Item # 13 **ZONING CASE Z-2020-10700217S(Council District 1):** A request for a change in zoning from "FBZD T5-1 AHOD" Form Base Zone Transect 5 Airport Hazard Overlay District to "FBZD T5-1 S AHOD" Form Base Zone Transect 5 Airport Hazard Overlay District with a Specific Use Authorization for a Non-Commercial Parking on Lot 4, Block 19, NCB 815, located at 415 Dallas Street. Staff recommends Denial. (Lorianne Thennes, Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

Staff stated 25 notices were mailed to property owners within 200 feet, 3 returned in favor, 2 returned in opposition and no response from the Downtown Residents Neighborhood Association.

Written Notices Received for the Record in Opposition

Bob Tagle, 406 Dallas, opposed
Hester Hopman, 411 Dallas, opposed

Written Notices Received for the Record in favor

Debbie Payne, 800 McCoullough, 511 Dallas, favor
Linda Chambliss, no address given, favor
Clyde Johnson, 420 Baltimore, favor

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 Greathouse made a motion for a continuance to November 17, 2020

Second: Commissioner Jones

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

Opposed: None

Motion Carried

Individual Items for Consideration:

Item # 2 ZONING CASE Z-2020-10700060 CD S ERZD (Council District 8): A request for a change in zoning from "C-3 MLOD-1 MLR-1 AHOD ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District to "C-2 CD S MLOD-1 MLR-1 AHOD ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District with a Specific Use Authorization for Motor Vehicle Sales on Lot 1, Block 4, NCB 14848, located at 15031 Tradesman Drive. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)

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

Mike Barr, SAWS, stated they have reviewed the application and recommend approval with all SAWS recommendations

Fernando De Leon, 1650 W. Huisache, stated this business wishes to move across the street and have agreed to follow all of SAWS recommendations.

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 Romero made a motion for a approval with all SAWS recommendations and with the following conditions, no outside storage or washing of vehicles being stored or displayed in building.

Second: Commissioner McDaniel

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

Opposed: None

Motion Carried

Item # 3 **ZONING CASE Z-2020-10700121 ERZD (Council District 9):** A request for a change in zoning from "C-2 ERZD" Commercial Edwards Recharge Zone District, "O-1 ERZD" Office Edwards Recharge Zone District and "O-2 ERZD" High-Rise Office Edwards Recharge Zone District to "MF-18 ERZD" Limited Density Multi-Family Edwards Recharge Zone District on 18.588 acres out of NCB 17727, generally located in the 18000 block of Emerald Forest Drive. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services).

Staff stated 11 notices were mailed to property owners within 200 feet, 0 returned in favor and 0 returned in opposition and the Emerald Forest Neighborhood Association is in support. 6 notices were received outside the 200' radius in opposition.

Mike Barr, SAWS, stated after review SAWS recommends approval.

Ashley Farrimond, Killen, Griffen and Farrimond, gave a detailed presentation regarding the project and asked for approval.

Written Notices Received for the Record in opposition outside 200' radius

David and Dawn DeMartino, 18238 Emerald Forest Drive, opposed

Dwight Dare, 18407 Emerald Oaks Dr. opposed

Julio A. Copa-Puga 18106 Copper Ridge Drive, opposed

Lisa Carrington Firmin, 18215 Summer Springs, opposed

Tim and Amy Cain, 18218 Crystal Ridge Dr., opposed

Xavier Guevera 18103 Copper Ridge Dr., opposed

Voicemail Public Comment

Leann Pope, 18335 Gardenridge Drive, in 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 McDaniel made a motion for Approval

Second: Commissioner Jones

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

Opposed: None

Motion Carried

- Item # 4** **(Continued from 10/06/2020) 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 and the Villa Coronado Neighborhood Association is opposed.

Juan Rodriguez, 9915 Roosevelt Ave, stated they met with the community and addressed their concerns and gained the neighborhood associations approval.

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 McGhee made a motion for Approval with all conditions: Hours- Monday-Saturday 8am to 6pm closed Sunday, no speakers or amplified sound, no free standing poles with signage, pennants or flyers, only downward lighting,

Second: Commissioner Jones

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

Opposed: None

Motion Carried

- Item # 6** **(Continued from 10/06/2020) 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, 5 returned in favor and 0 returned in opposition and the Dellcrest Neighborhood Association is opposed. There were 28 noticed received in favor outside the 200' radius, 6 opposed outside the 200' radius. A petition with 42 names was also received opposed.

Carolyn McDonald, Brown and Ortiz, 1500 Semlinger Rd, gave a brief presentation regarding the projects and introduced Dr. Kevin Downey to answer questions.

The Zoning Commission recessed at 2:58pm and reconvened at 3:05pm

Written Public Comment in favor (5) (inside 200' feet)

Rev. Cecilia Mack, African Methodist Episcopal Church, favor
Rev. Carl E. Garmon Sr. Pastor, Emanuel AME Church, favor
Doshie Piper Ph. D. LCDC, 1357 Rice Rd, favor
Elizabeth Vasquez Garza, 1502 Semlinger Rd, favor
Maxine Garza, 1514 Semlinger Rd, favor

Written Public Comment (28) in favor (outside 200' feet)

Sister Gabrielle Lohan, 300 Yucca St. favor
Rev. Kevin P. Fausz, 1819 Nevada St, favor
Tommy Calvert, 101 W. Nueva, Suite 1029, favor
Mamie Watrson, 4607 Bernandine Dr., favor
Verna H. Eskridge, 4606 Bernadine Dr. favor
Ruth Calloway 5667 Wycliff Drive, favor
Julia M. Hartfield, 4935 Wycliff Drive, favor
Lovie M. Hannon, 4926 Seabreeze Dr, favor
Joyce Cantu, 5007 Wycliff Drive, favor
Edith Weathers, 4610 Bernadine Drive, favor
TJ Mayes, 102 9th Street, favor
Julia Ball, 3900 Bandera Highway #34, favor
John B. Hertz, 316 Harrison, favor
Tiffany Harper, no address, favor
Cappy Lawton, 2415 N. Main Ave, favor
Cindy Sicora, DNP, RN, favor
Lisa M. Cleveland, 7703 Floyd Curl Dr., favor
Christiane L. Mireles, PHD, RD, LD, 7703 Floyd Curl Dr., favor
Robert R. Nolan Jr. MD, 7703 Floyd Curl Dr., favor
Martha L. Martinez, MSN, RNC, 7703 Floyd Curl Dr., favor
Myra P. Lopez, 301 Yucca, favor
Kevin J. Downey, PH.D, 301, favor
Rose Santillan, 301 Yucca, favor
Joseph D. Schaffer, 301 Yucca, favor
Angelique De. Oliverira, 406 W. Commerce

Antonio Tarantino, 509 S. San Pedro Ave.
Jody Baker, 2420 N. Main, favor

Written Public Comment (6) in opposition (outside 200' feet)

Julia Sherfield, no address, opposed
Otis Spears, 1600 Semlinger, opposed
Rickey Terrell, Sr., 507 Wildgrove Lane, opposed
Bettye Lamkin, No Address, opposed
Gracie L. Harris, 6703 Chlsea Wood, opposed
Carolyn Tanner Cohen, no address, opposed

Petition names (42) opposed outside 200' radius

Gracie L. Harris, no address given
Edgar Benson, no address given
Bruce Cherry, no address given
Greg Berryman, no address given
Greg Minor, no address given
Zifferene Spears, no address given
Otis Spears, no address given
Patricia Warner, no address given
Winfred O'Neil Sr., no address given
Joseph Simmons, no address given
Vickie Simmons, no address given
Carolyn Tanner Cohen, no address given
Tyler McMillen, no address given
Wanda McMillen, no address given
Alfred E. Duke, no address given
Sharron Terrell, no address given
Deborah Hurst, no address given
Perry Brown, no address given
Julius Davis, no address given
Carol F. Chambers, no address given
Aljurita Craig, no address given
Wes Ford, no address given
Autumn, Leonard, no address given
Eleanor Pass, no address given
Sherman Lee Pass, no address given
Roland Flowers, no address given
Rickey L. Terrell Sr, no address given
Billy Terrell, no address given
Mary G. Terrell, no address given
Preston White, no address given
Wynelle White, no address given
Charles Batiste, no address given
Barbara Berrman, no address given
Terry Denson, no address given
Gloria Simmons, no address given

Danette Brown, no address given
Laminita Minor, no address given
Oscar Minor, no address given

Joan Stallworth, no address given

Voicemail Public Comment Opposed

Aljuritra Craig, 2534 E Houston St.
Anita Franklin, 4811 Dellcrest
Betty Lampkin, 4946 Bernadine Drive
Beth Spias, 1600m Semlinger Rd
Claudia Grate, no address
Debra Hurst, 1168 County Road #8
Donna Henderson, 7939 Bresden Court
Edgar Benson, 4902 Seabreeze
G. Russell Terrell, no address
Mentoria Sherfield, 8745 Ridge Drive
Ms. Johnson, 4913 Tonely
Nina Chistopher, no address
Oscar Minor, no address
Patricia Warner, 4715 Labridor Lane
Sharon Terrell, 1739 Lamar St #203
Vickie Simmons, 5080 Sumer 5th Drive
Winford O Neil, no address

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 Approval

Second: Commissioner Greathouse

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

Opposed: None

Motion Carried

Item # 7 **ZONING CASE Z-2019-10700295 (Council District 1):** A request for a change in zoning from "R-4 H AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District, "R-5 H AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District, "R-6 H AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District, "MF-18 H AHOD" Multi-Family Monte Vista Historic Airport Hazard Overlay District, "MF-25 H AHOD" Multi-Family Monte Vista Historic Airport Hazard Overlay District, "MF-33 H AHOD" Multi-Family Monte Vista Historic Airport Hazard Overlay District, "MF-33 CD H AHOD" Multi-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional

Use for Professional Office, "NC H AHOD" Neighborhood Commercial Monte Vista Historic Airport Hazard Overlay District, "NC CD H AHOD" Neighborhood Commercial Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for a Designer Resale Boutique, "C-1 H AHOD" Light Commercial Monte Vista Historic Airport Hazard Overlay District, "C-2 H AHOD" Commercial Monte Vista Historic Airport Hazard Overlay District, "C-3 H AHOD" General Commercial Monte Vista Historic Airport Hazard Overlay District, "C-3NA H AHOD" General Commercial Nonalcoholic Sales Monte Vista Historic Airport Hazard Overlay District, "C-3R H AHOD" General Commercial Restrictive Alcohol Sales Monte Vista Historic Airport Hazard Overlay District, "O-1 H AHOD" Office Monte Vista Historic Airport Hazard Overlay District, "O-2 H AHOD" High Rise Office Monte Vista Historic Airport Hazard Overlay District, "IDZ H AHOD" Infill Development Zone Monte Vista Historic Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "MF-25" Multi-Family District, "IDZ H AHOD" Infill Development Zone Monte Vista Historic Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "O-1" Office District, "R-4 CD H AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for a Bed & Breakfast, "R-4 CD H AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for a Professional Office, "R-4 CD H AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for Two Dwelling Units, "R-4 CD H AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for Three Dwelling Units, "R-4 CD H AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with Conditional Use for Four Units, "RM-4 H AHOD" Residential Mixed Monte Vista Historic Airport Hazard Overlay District and "RM-4 H HS AHOD" Residential Mixed Monte Vista Historic Significant Airport Hazard Overlay District to "R-4 H AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District, "R-4 CD H AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for a Foster Group Home, "R-4 CD H AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for a Noncommercial Parking Lot, "R-4 CD H AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for a Nursing Facility, "R-4 CD H AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for a Professional Office, "R-4 CD H AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for Four Units, "R-4 CD H AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for a Gift Shop, "R-4 CD H AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for Three Dwelling Units, "R-4 CD H AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for Two Units, "R-4 CD H HS AHOD" Residential Single-Family Monte Vista Historic Significant Airport Hazard Overlay District with a Conditional Use for a Professional Office, "R-4 S H AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Specific Use Authorization for a Bed & Breakfast, "R-4 S H AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Specific Use Authorization for a Childcare Daycare Center, "NC H AHOD" Neighborhood Commercial Monte Vista Historic Airport Hazard Overlay District, "NC CD H AHOD" Neighborhood Commercial Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for a Designer Resale Boutique, "C-1 H AHOD" Light Commercial Monte Vista Historic Airport Hazard Overlay District, "C-1 CD H AHOD" Light Commercial Monte Vista Historic Airport Hazard Overlay District with a Conditional Use

for a Transitional Home, "C-2 H AHOD" Commercial Monte Vista Historic Airport Hazard Overlay District, "MF-18 H AHOD" Multi-Family Monte Vista Historic Airport Hazard Overlay District, "MF-25 H AHOD" Multi-Family Monte Vista Historic Airport Hazard Overlay District, "MF-33 CD H AHOD" Multi-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for Professional Office, "MF-33 H AHOD" Multi-Family Monte Vista Historic Airport Hazard Overlay District, "IDZ H AHOD" Infill Development Zone Monte Vista Historic Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "O-1" Office District and "IDZ H AHOD" Infill Development Zone Monte Vista Historic Airport Hazard Overlay District with uses permitted in "O-1" Office District and "C-2" Commercial District, "O-1 H AHOD" Office Monte Vista Historic Airport Hazard Overlay District, "O-1 CD H AHOD" Office Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for a Beauty Salon (All Overlay Districts to Remain) on 138.437 acres out of NCB 1702, 1703, 1704, 1705, 1706, 1721, 1723, 1724, 1768, 1769, 1770, 1834, 1835, 1836, 1837, 1838, 1839, 1858, 1859, 1860, 1861, 1862, 1863, 1880, 1881, 1883, 1884, 1885, 1887, 1888, 1889, 2952, 2953, 3001, 3002, 3058, 3059, 3085, 3086, 3087, 3088, 3089, 3090, and 6884, generally bounded by West Mulberry Avenue to the North, US Highway 281 North to the East, East Huisache Avenue, Trail Street and West Ashby Place to the South, and San Pedro Avenue to the West. Staff recommends Approval. (Mary Lovell, Senior Planner (210) 207-5550, maryelizabeth.lovell@sanantonio.gov, Development Services Department.

Staff stated 719 notices were mailed to property owners within the project area and within 200 feet, 49 returned in favor and 9 returned in opposition and the Downtown Residents Neighborhood Association did not respond. River Road, Tobin Hill, Monte Vista Historical, Beacon Hill Area, Monte Vista Terrace, Alta Vista, Dignowity Hill Neighborhood Associations, and the Conservation Society of San Antonio are in support. 28 were received in support and 2 opposed outside of the 200' radius.

Alina Phillips gave a brief presentation regard in case and was available for questions.

Written Public Comment in favor inside the 200' radius (49)

Caldwell Guy Lane & Lisa G, 101 E Kings
Nunns Randle Lane, 102 Elsemere
San Antonio Conservation Society, 107 King William
Daniel Michael & Linda, 108 W. French
Jennifer m. Gonzalez, 110 W. French
Monica Savino, 1120 E. Crockett
Havill Jones Revocable trust, 1123 Nolan
Badding Nathanj, Nicole Puttman, 115 E Woodlawn
Angela Blake & Tim Lee, 115 Queens Court
John McCluster, 119 W Huisache
Bradley Gray, 120 E Mulberry
Robert Michael Barnwell, 120 Lynwood
Jason Warman, 120 W. Magnolia
Garrett Gray Marylin Ruth Theurer, 124 Lullwood
Michael Goos, 128 Huisache

Clayton Haegndorf, 128 French
Jeanette & Eugene Clark, 131 E Lullwood
Linda Gonzalez, 134 E. Mulberry
David Erik Waters, 137 E Woodlawn
Jo Moscorro, 138 E Huisache
Katheryn Tramell, 139 E Huisache
Edmund and Lupita Tijerina, 145 E Woodlawn
Alfred Guy Clumpner, 154 E. Hollywood
Penn International Insurance, 1714 Howard
Craig Place Town Homes, 201 W Craig Place
Penn Roger Trust, 203 W. Woodlawn
Stephan Goodland, 206 Agarita
Ed Bondrant, 208 W Craig
Christ Episcopal Church, 211 E French Place
Barbara Stevens, 211 W. Summit,
Molly Jo Goodman, 213 E. Huisache
Donald Albrecht, 219 E. Summit
Peter James Hughill, 218 W. Lullwood
Deborah Faunce 222 E Agarita
Fuqua Wendell, 224 W Rosewood
Gene Mesick, 229 W. Craig
Jean Dalhgreen, 240 W Huisache
Elizabeth Reed, 242 W. Lynwood
Susana and Tony Garcia, 243 Huisache
Sarah Lake, 247 E. Summitt
Jarrad Therath, 2509 McCullough
Hull John 301 E Huisache
Tom and Lois Hegar 305 Ashby
Robert Pugsley, 306 W Mistletoe
Wolf Durkheim, 309 Agarita
Dennis Karbach, 315 W. Lynwood
John Bellett, 319 E Huisache
Trinity Baptist Church, 320 E. Mulberry
Darren McWhirter, 323 W Woodlawn
Paula Bondrant, 208 W Craig

Written Public Comment in opposition inside the 200' radius (9)

Keith Lytle, 108 W Huisache
Jerry Goldstein 117 E Mistletoe
William Leighner 142 E Summit
Nelson Skinner 208 W Woodlawn
Riddick Family 1992 trust 2310 San Sedro
Riddick Warren P 67 trust 307 W. Mistletoe
Susan O'Neal, 239 W Lullwood
Charles Brackett 229 E Huisache
Gary Bookman 129 W Mistletoe

Written Public Comment received outside of the 200' radius in favor (28)

Melody Hull 324 Rosewood
Hilary and Heywood Sanders, 324 E. Huisache
Mary and Martin Allen, 326 W Lullwood
MaryJane Saucedo, 327 W. Lullwood
David Leal 330 E Huisache
Richard Noll, 331 W. Kings Highway
Susan Toomey Frost 333 E Summit
Cecelia Osherow, 342 E Woodlawn
Jon Castileja, 405 E Mulberry
Jennifer Wheeler, 405 Magnolia
Arthur Emerson, 415 E Huisache
Paul Kinnison, 418 W. French
Jeffery Ray 428 E Mulberry
Marylyn Courcshne, 431 E. Mistletoe
Mandell Mondragon 434 E. Mulberry
Linda Espino 437 E. Mulberry
Rosentina Courschesne 451 Magnolia
Marlene Lawson 505 Belknap
Rosemary Courchesne 510 E Mulberry
Felipe Sandoval, 510 E Mulberry
Roy Caballero 520 E. Mulberry
William Evan Cox 530 E Huisache
Barbara Beck 431 Queens Crescent
Irma Solis Hoffman, 102 Merida
Kellum John Hansford 116 W Woodlawn Ave
Trudy Kinnison, 418 W French Place
Martin Allen, 326 W Lullwood
James Toomey Frost 333 E Summit

Written Public Comment received outside of the 200' radius in opposition (2)

Carson Bradley, 128 W. Mistletoe
Kate Soulsby, 125 w. mistletoe

Live Public Comment

Ann Van Pelt, 119 W Huisache spoke in favor
105 Magnolia Dr spoke in favor
Cecilia Winkler 535 E Huisache spoke in favor
Cosima Culven, 817 w Magnolia spoke in favor
Cynthia Spielman, 900 Westwood Lawn, spoke in favor
Darell Jones, Christ Episcopal Church, spoke in favor
David Huxley, 7351 Heroman spoke in favor
David Leal, 330 E Huisache, spoke in favor
Debra Bett, 431 E Precious, spoke in favor
Dolores Hernandez, 516 E Mulberry, spoke in opposition
Erma Hoffman, 3011 Whitetail Dr, spoke in favor

Ester Contreras, 551 E. Huisache, spoke in favor
Federica Kushner, 405 E Myrtle, spoke in favor
Felipe Sandoval, 510 E Mulberry, spoke in favor
Frank Garcia, 110 W. French Place, spoke in favor
Gemma Kennedy, 509 River Road, spoke in favor
George De La Garza, 43 Shadwell Drive, spoke in favor
Gloria Reyes, 1011 San Carlos, spoke in favor
Graciela Sanchez, 2718 Monterry St, spoke in favor
Greg Bookman, no address, spoke in opposition
Guadalupe Contreas, 551 E Huisache, spoke in favor
Historic Westside Association, spoke in favor
Janice Clayton, 115 E Magnolia, spoke in favor
Jean Dahlgreen, 240 E Huisache, spoke in favor
Jimmy Barrett, 218 E Mulberry Ave, spoke in favor
John McCusker, No Address, spoke in favor
Josephine De Leon, 559 E Huisache, spoke in opposition
Kathy Scruggs, 139 E Huisache, spoke in favor
Kay Behrens, no address, spoke in favor
Leticia Sanchez, 710 Vera Cruz, spoke in favor
Linda Espino, 437 E Mulberry, spoke in favor
Linda Ortega, 2505 Saunders Ave, spoke in favor
Linda Trafkan, 602 E Mulberry Ave, spoke in favor
Lydia Ray, 428 E Mulberry, spoke in favor
Mary Allen Martin, 326 W Lowellwood Ave, spoke in favor
Mary Jane Saucedo, no address, spoke in favor
Mary Jane Johnson, Monte Vista Terrace Association, favor
Marylin Johnson, 315 W. Huisache Ave, spoke in favor
G.Reyes, 1011 San Carlos, spoke in favor
Monica Savino, 1120 E Crockett, spoke in favor
Patricia Nathan, 307 W Mistletoe, spoke in opposition
Patrick Christensen, 328 W Mistletoe, Amended to r4
Paula Kinnison, 418 W French Place, spoke in favor
Paula Bondurant, 208 W Craig, spoke in favor
Phillip and Susan Brown, 210 E Huisache Ave, spoke in favor
Randy Penn, Howard St spoke in favor
Ray Morales, 310 Arco Verde, spoke in favor
Rick Shell, 430 E Mistletoe, spoke in favor
Rick Wilson, Tobin Hill Comm. Assoc. spoke in favor
Ronald Ripps, 247 Tuxedo, spoke in favor
Roy and Claudia Caballero, 520 E Mulberry, spoke in favor
Ruby McLemore, 342 E Huisache, spoke in favor
Steve Goodland, 206 E Agarita Ave, spoke in favor
Tursha Emmerson, 415 E Huisache, spoke in favor
Velma Pena, 1111 S. General McMullen, spoke in favor
William Burroughs, 515 Carrollton Court, 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 Greathouse made a motion for approval minus the following Amendments:

128 W. Mistletoe R4-CD 2 units
129 W Mistletoe 01-CD Gift shop
138 E Mistletoe R4-CD 3 units
130 E French Place R4-CD 3 units
406 E Mulberry R4-CD 3 units
211 W. French Place 01.5
328 W. Mistletoe R4
133 W Mistletoe 0.1
123 W. Magnolia R4-CD 4 units
307 W. Mistletoe MF-33
2310 San Pedro exclude property and remain IDZ

Second: Commissioner Sipes

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

Opposed: None

Motion Carried

Item # 14 **ZONING CASE Z-2020-10700219S (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 to "C-2 S MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for Bail Bonds on Lot 2 and Lot 3, Block 22, NCB 2320, located at 2704 West Commerce Street. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)

Staff stated 21 notices were mailed to property owners within 200 feet, 2 returned in favor and 0 returned in opposition and the Historic Westside Neighborhood Association is opposed.-

Nicolas C, 2704 W. Commerce, read a statement into the record and asked for approval.

Live Public Comment

Graciela Sanchez, 2311 Monterrey, spoke in opposition
Kayla Moreno, 218 S. San Jacinto, spoke in opposition
Leticia Sanchez, 1710 Vera Cruz, spoke in opposition

Written Comment inside outside the 200' radius in favor

Nicholas Kerr, 2704 W. Commerce

Osix San Antonio Properties, no address

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 Romero

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

Opposed: McDaniel, Sipes

Motion Carried

Commissioner Greathouse recused from item # 15 and returned after the vote.

Item # 15 ZONING CASE Z-2020-10700220 (Council District 3): A request for a change in zoning from "FR" Farm and Ranch District and "FR AHOD" Farm and Ranch Airport Hazard Overlay District to "R-4" Residential Single-Family District and "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot TR-11, Block 11, CB 4069B, located at 4345 Mickey Road. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)

Staff stated 12 notices were mailed to property owners within 200 feet, 0 returned in favor and 1 returned in opposition and no registered neighborhood association. 3 notices received in opposition outside the 200' radius.

Voice Public Comment in opposed outside 200' radius

Harold Hindsey, 4389 Micky Road, opposed

Marsha Fitsimmons, 4450 Micky Run, opposed

Anonymous, no address

Written Public Comment inside 200' radius

Anonymous, no address

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 a continuance to November 17, 2020

Second: Commissioner Jones

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

Opposed: None

Recused: Greathouse,

Motion Carried

Item # 18 Consideration and Approval of the October 20, 2020 Meeting Minutes

Motion: Commissioner Bustamante made a motion approve the October 20, 2020 meeting minutes.

Second: Commissioner Sipes


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

Opposed: None

Motion Granted

Adjournment

There being no further business, the meeting was adjourned at 5:34pm

APPROVED BY:  Digitally signed by
R. Joy McGhee
Date: 2020.11.30 or _____
R. Joy McGhee, Chair

DATE: _____

ATTESTED BY:  DATE: 
Melissa Ramirez, Assistant Director