

**(Continued from 02/15/2022) ZONING CASE Z-2021-10700350 CD (Council District 7) – March 1, 2022**

A request for a change in zoning from "RE" Residential Estate District to "RE CD" Residential Estate District with a Conditional Use for an Assisted Living Facility for no more than ten (10) residents on Lot 11D, Block N, NCB 14666, located at 6960 Pembroke Road. Staff recommends Denial. (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)

Staff stated 14 notices were mailed to property owners within 200 feet, 3 returned in favor, 9 returned in opposition, and the Alamo Farmsteads Babcock Road Neighborhood Association is in opposition. Outside the 200 feet radius; 70 notices received in favor, 132 notices received in opposition, and the Fairway Hills HOA, Oakland Estates Neighborhood Association, and Scatter Oaks HOA are in opposition.

Daniel Gheliuc, applicant, stated the request is to expand his business by increasing the number of residents to ten. He stated he has abided by all city regulations and inspections, and will continue to do so.

**Public Comment:**

Phillip Manna, 9525 Rochelle, yielded time to Alma Belfield.  
Thomas Fehlhaber, 6915 Pembroke Rd, yielded time to Terry Fehlhaber.  
Terry Fehlhaber, 6915 Pembroke Rd, spoke in opposition.  
Susan Ewers, 8525 Rochelle Rd, spoke in opposition.  
James Ewers, 8525 Rochelle Rd, yielded time to Susan Ewers.  
Doug Stringer, 8823 Lost Wood, spoke in favor.  
Cheryl Laurie, 6800 Pembroke Rd, spoke in opposition.  
Todd Laurie, 6800 Pembroke Rd, spoke in opposition.  
William Noble, 6915 Country View Ln, yielded time to Michelle Noble.  
Stan Dodd, 6702 Whitby, spoke in opposition.  
Janet Deitiker Tracy, 6636 Pembroke Rd, spoke in opposition.  
Michelle Noble, 6915 Country View, spoke in opposition.  
Steve Clay, 7007 Country View, spoke in opposition.  
Chris Collie, 5664 Copper Creek, yielded minutes to Consuelo Hilton.  
Brian Collie, 5664 Copper Creek, yielded minutes to Consuelo Hilton.  
Tom Wilson, 6815 Pembroke Rd, spoke in opposition.  
Steven Cushman, 6682 Pembroke, spoke in opposition.  
Consuelo Hilton, 6910 Pembroke Rd, spoke in opposition.

**Public Comment continued:**

Pauline Glickman, 8435 Rochelle, yielded minutes to Randolph Glickman.  
Randolph Glickman, 8435 Rochelle, spoke in opposition.  
Mercedes Ramos, 6623 Country View, spoke in opposition.  
Jeremiah McCrory, left the meeting.  
Alma Belfield, 8357 Rochelle, Alamo Farmsteads Babcock Road NA, VP, spoke in opposition.  
Joe Martinez, 12850 Maple Park, yielded minutes to Cheryl Laurie.  
William Lara, 9539 Abe Lincoln, yielded minutes to Alma Belfield.

**ZONING CASE Z-2021-10700350 CD continued**

**Voicemail:**

Amanda Spenser, 8863 Rochelle, opposed.  
Dr. Anita Duarte, 6963 Right Way, opposed.  
Jessica Farley, 6822 Country View Lane, opposed.  
Kathleen Manna, 9525 Rochelle, opposed.  
Kay Scroggins, 9803 Strat haven St, opposed.  
Lance Tracy, 6636 Pembroke Rd, opposed.  
Martha Wolins, 8357 Rochelle, opposed.  
May Basllard, 9811 Strat Haven,  
Nancy Burrell, 6403 Brookway, opposed.  
Richard Martinez, 6850 Pembroke Rd, opposed.  
Sandra Edwards, 6763 Pembroke, opposed.  
Sue Snyder, 5655 Lockhill Rd, opposed.  
William Scudder, 6720 Pembroke Rd, opposed.

**Motion:** Commissioner Sipes made a motion for Denial.

**Second:** Commissioner Greathouse

**In Favor:** Watson, Fuentes, Kamath, Ortiz, Barros, Whyte, McDaniel, Greathouse, Sipes, Bustamante

**Opposed:** None

**Motion carried as Denial.**

**ZONING CASE Z-2021-10700350 CD (Council District 7)** – February 15, 2022

A request for a change in zoning from "RE" Residential Estate District to "RE CD" Residential Estate District with a Conditional Use for an Assisted Living Facility for no more than ten (10) residents on Lot 11D, Block N, NCB 14666, located at 6960 Pembroke Road. Staff recommends Denial. (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)

Staff stated 14 Notices Mailed, 3 in favor, 8 opposed, No response from Alamo Farmsteads Babcock Road NA, 73 in favor outside of 200ft, 108 opposed outside of 200ft, Verde Hills HOA and Oakland Estates Neighborhood Association outside of 200ft is opposed

Daniel Gheliuc, applicant, requested RE CD for 4 additional residents for an assisted living facility.

**Public Comment:**

Alma Belfield, 8357 Rochelle Rd., spoke in opposition.  
Mary Rogers, 6347 Mondean St., spoke in opposition.  
Terry Fehlhaber, 6915 Pembroke Rd., spoke in opposition.  
Steven Cushman, 6682 Pembroke Rd., spoke in opposition.  
Consuelo Hilton, 6910 Pembroke Rd., spoke in opposition.  
David Hilton, 6910 Pembroke Rd., spoke in opposition.  
Cheryl Laurie, 6800 Pembroke Rd., spoke in opposition.  
Todd Laurie, 6800 Pembroke Rd., spoke in opposition.  
Steve Clay, 7007 Country View Ln., spoke in opposition.  
Doug Stringer, 8823 Lost Woods, spoke in favor.

Voicemail:

Denisa McCauley, 363 Pike Rd., spoke in favor.  
Jeannine Williams, Abe Lincoln, spoke in favor.  
Janet Tracy, 6636 Pembroke Rd. spoke in opposition.  
Jeremiah McCory, 9335 Longmire Trace, spoke in favor.  
Johnny Smith, 7026 Valmont Dr., spoke in favor.  
Kathleen Manna, 9525 Rochelle Rd., spoke in opposition.  
Lori Jones, 3903 Monte Verde Way, spoke in favor.  
Sandra Edwards, 6763 Pembroke Rd., spoke in opposition.  
Susan Ewers, 8525 Rochelle Rd. spoke in opposition.  
William Scudder, 6720 Pembroke Rd., spoke in opposition.

**Z-2021-10700350 CD (cont.)**

The Commission asked the representative questions concerning the request. The representative responses were heard by the Commission as well as other testimonies offered, followed by a discussion among members before the vote.

**Motion:** Commissioner Sipes made a motion for Denial.

**Second:** Commissioner Watson

**In Favor:** Watson, Hui, McDaniel, Sipes, Bustamante

**Opposed:** Kamath, Ortiz, Barros,

**Motion Failed.**

**Motion:** Commissioner Ortiz made a motion for Reconsideration.

**Second:** Commissioner Barros

**In Favor:** Kamath, Hui, Ortiz, Barros, Bustamante

**Opposed:** Watson, McDaniel, Sipes

**Motion Failed.**