

**20. Consideration and Approval of the November 19, 2024 Zoning Commission Minutes.**

## City of San Antonio



### Minutes Zoning Commission Development and Business Services Center 1901 S. Alamo

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**Tuesday, November 19, 2024**

**1:00 PM**

**1901 S. Alamo**

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The meeting was called to by Chair Sipes order at 1:10 PM and roll was called by the Dezarae Leal noting the following members present:

Roll Call – Present: Watson, Kellum, Ortiz Barros, Bustamante, Hinojosa, Reyes, Hui, Sipes, Whitsett, Chase.

Absent: None.

THE FOLLOWING ITEMS MAY BE CONSIDERED AT ANY TIME DURING THE REGULAR MEETING:

- 1. ZONING CASE Z-2024-10700243 S ERZD (Council District 8):** November 19, 2024  
A request for a change in zoning from “C-3 NA ERZD” General Commercial Nonalcoholic Sales Edwards Recharge Zone District to “C-2 S ERZD” Commercial Edwards Recharge Zone District with a Specific Use for Wireless Communication System on 0.0071162 acres out of NCB 17615, located at 13307 Western Oak Drive. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Staff mailed 13 notices to property owners, 1 in favor, 0 in opposition no registered Neighborhood Association within 200'.

Michael Escalante, SAWS, stated they have visited the subject property and reviewed the application. He stated no new construction is being proposed. There were no sensitive geologic features observed on site nor is the site located within the floodplain. He stated there are no new construction being proposed therefore the existing impervious cover will not be increased on site. SAWS recommends approval with all the environmental recommendations within the SAWS report.

Bryan Suitable, representative, stated the second floor of the property will house the antenna. It will not be visible to the public, the applicant amended acreage limiting it to telecommunications.

**No Public Comment**

**Motion**

Commissioner Ortiz motioned for approval as amended to .007 acres. Commissioner Barros seconded the motion. The motion carried by the following vote:

**Aye:** Watson, Barros, Bustamante, Ortiz, Hinojosa, Reyes, Hui, Sipes, Kellum, Whitsett, Chase.  
**Nay:** None.

**2. ZONING CASE Z-2024-10700228 (Council District 3):** (Continued from 10/15/2024)

A request for a change in zoning from "C-1 MLOD-2 MLR-2 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 36, NCB 9483, located at 2700 Pleasanton Road. Staff recommends Approval. (Eradio Gomez, Zoning Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

Staff mailed 20 notices to property owners within 200', 0 in favor, 0 in opposition; outside 200' feet 7 opposed; Harlandale Acres Neighborhood Association. and Harlandale McCollum Neighborhood Association did not provide a response.

**No Public Comment**

**Motion**

Commissioner Watson motioned for a continuance until December 17, 2024. Commissioner Barros seconded the motion. The motion carried by the following vote:

**Aye:** Watson, Barros, Bustamante, Ortiz, Hinojosa, Reyes, Hui, Sipes, Kellum, Whitsett, Chase.  
**Nay:**None

**3. ZONING CASE Z-2024-10700194 (Council District 2):** (Continued from 11/5/2024)

A request for a change in zoning from "R-4 EP-1 MLOD-3 MLR-2" Residential Single-Family Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District to "RM-4 EP-1 MLOD-3 MLR-2" Residential Mixed Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District on Lot 6, Block 8, NCB 10246, located at 222 Corliss. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment Case PA-2024-11600067) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Staff mailed 37 notices to property owners within 200', 0 in favor, 3 in opposition; Coliseum Willow Park Neighborhood Association gave no response; outside 200': 4 opposed.

**No Public Comment**

**Motion**

Commissioner Watson motioned for a continuance until December 3, 2024. Commissioner Barros seconded the motion. The motion carried by the following vote:

**Aye:** Watson, Barros, Bustamante, Ortiz, Hinojosa, Reyes, Hui, Sipes, Kellum, Whitsett, Chase.  
**Nay:** None.

**4. ZONING CASE Z-2024-10700240 (Council District 2):** (Continued from 11/5/2024)

A request for a change in zoning from "MH MLOD-3 MLR-2 AHOD" Manufactured Housing Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-3 MLOD-3 MLR-2 AHOD" General Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lots 8-11, Block 1, NCB 16533, located at 9208-9226 Newcombe Drive. Staff recommends Denial. (Associated Plan Amendment Case PA-2024-11600076) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department).

Staff mailed 30 notices to property owners within 200', 0 in favor, 1 in opposition, 0 in favor outside 200', 1 opposed outside 200'; no registered Neighborhood Association within 200'.

**No Public Comment**

**Motion**

Commissioner Watson motioned for a continuance until December 3, 2024. Commissioner Barros seconded the motion. The motion carried by the following vote:

**Aye:** Watson, Barros, Bustamante, Ortiz, Hinojosa, Reyes, Hui, Sipes, Kellum, Whitsett, Chase.  
**Nay:** None.

**5. ZONING CASE Z-2024-10700256 (Council District 1):** (Continued from 11/5/2024)

A request for a change in zoning from "IDZ H HS RIO-7D AHOD" Infill Development Zone Nathan Historic Overlay Historic Significant River Improvement Overlay Airport Hazard Overlay District with uses permitted in "MF-18" Limited Density Multi-Family District to "IDZ-1 H HS RIO-7D AHOD" Limited Intensity Infill Development Zone Nathan Historic Overlay Historic Significant River Improvement Overlay Airport Hazard Overlay District with uses permitted in "O-1" Office District and Self Service Storage on Lots 3 to 7, Block A, NCB 2556, located at 1108 South Flores Street. Staff recommends Approval. (Eradio Gomez, Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

Staff mailed 65 notices to property owners within 200', 0 in favor, 1 in opposition, outside 200': 1 opposed, and King William Neighborhood Association did not provide a response.

**Public Comment**

David Ayala, spoke in opposition.

Brandi Ware, is neutral.

**Voicemail**

Alison Kourvelas, spoke in opposition.

Christine Salenga, spoke in support.

Patricia Morales, spoke in opposition.

**Motion**

Commissioner Watson motioned for approval as presented. Commissioner Barros seconded the motion. The motion carried by the following vote:

**Aye:** Watson, Barros, Bustamante, Hinojosa, Reyes, Hui, Ortiz, Sipes, Kellum, Whitsett, Chase.

**Nay:** None.

**6. ZONING CASE Z-2024-10700168 CD (Council District 5):** November 19, 2024

A request for a change in zoning from "C-3R MLOD-2 MLR-1 AHOD" General Commercial Restrictive Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, and "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 28, Block 6, NCB 8129 and "R-4 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Noncommercial Parking Lot on the west 91.4 feet of Lots 11, 12, 15, 16, 17, 18, 19, and 20, Block 6, NCB 8129, located at 829 South General McMullen Drive and 836, 830, and 822 South San Augustine Avenue. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, [Alexa.Retana@sanantonio.gov](mailto:Alexa.Retana@sanantonio.gov), Development Services Department)

Staff mailed 48 notices to property owners within 200', 0 in favor, 0 in opposition; Las Palmas Neighborhood Association is opposed under the current conditions of the property.

Mary Elaena Flores Cuellar, representative, stated a request for a downgrade in zoning was submitted to permit the serving of alcohol. The applicant has upgraded the property with landscaping and will work with the HOA to improve the area.

**No Public Comment**

**Motion**

Commissioner Bustamante motioned for a continuance until December 3, 2024. Commissioner Watson seconded the motion. The motion carried by the following vote:

**Aye:** Watson, Barros, Bustamante, Ortiz, Hinojosa, Reyes, Hui, Sipes, Kellum, Whitsett, Chase.

**Nay:** None.

**7. ZONING CASE Z-2024-10700239 (Council District 5):** November 19, 2024

A request for a change in zoning from "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Airforce Base Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-3 MLOD-2 MLR-2 AHOD" Single-Family Residential Lackland Airforce Base Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on the east 33.33 feet of Lot 11, Block 2, NCB 6440, located at 423 Frio City Road. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207-8062, [Alexa.Retana@sanantonio.gov](mailto:Alexa.Retana@sanantonio.gov), Development Services Department).

Staff mailed 45 notices to property owners within 200', 0 in favor, 1 in opposition, Collins Garden Neighborhood Association is in favor.

**No Public Comment**

**Motion**

Commissioner Watson motioned for approval as presented. Commissioner Barros seconded the motion. The motion carried by the following vote:

**Aye:** Watson, Barros, Bustamante, Hinojosa, Reyes, Hui, Ortiz, Sipes, Kellum, Whitsett,

Chase.

**Nay:** None.

**8. ZONING CASE Z-2024-10700242 CD (Council District 8):** November 19, 2024

A request for a change in zoning from "C-2 CD" Commercial District with a Conditional Use for Auto and Light Truck Repair to "C-2 CD" Commercial District with a Conditional Use for Tattoo Parlor on Lot 82, Block 28, NCB 16840, located at 6563 Babcock Road. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Staff mailed 23 notices to property owners within 200', 0 in favor, 0 in opposition: no response in favor or in opposition from Tanglewood Residents Neighborhood Association.

**No Public Comment**

**Motion**

Commissioner Watson motioned for a continuance until December 3, 2024. Commissioner Barros seconded the motion. The motion carried by the following vote:

**Aye:** Watson, Barros, Bustamante, Ortiz, Hinojosa, Reyes, Hui, Sipes, Kellum, Whitsett, Chase.

**Nay:** None.

**9. ZONING CASE Z-2024-10700246 CD (Council District 10):** November 19, 2024

A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Office Warehouse (Flex Space) on 0.6478 acres out of NCB 15702, located at 4517 Stahl Road. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-859-8070, Samantha.Benavides@sanantonio.gov, Development Services Department).

Staff mailed 13 notices to property owners within 200', 2 in favor, 0 in opposition; no registered Neighborhood Association within 200'.

**No Public Comment**

**Motion**

Commissioner Watson motioned for approval as presented. Commissioner Barros seconded the motion. The motion carried by the following vote:

**Aye:** Watson, Barros, Bustamante, Hinojosa, Reyes, Hui, Ortiz, Sipes, Kellum, Whitsett, Chase.

**Nay:** None.

**10. ZONING CASE Z-2024-10700257 CD (Council District 1):** November 19, 2024

A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lots 13 and 14, Block 1, NCB 12622, located at 4515 Loma Linda Drive and the 2700 block of Wilson Street. Staff recommends Approval. (Eradio Gomez, Zoning Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department).

Staff mailed 38 notices to property owners within 200', 0 in favor, 0 in opposition, Maverick Neighborhood Association. and San Antonio Texas District 1 Resident Association did not provide a response.

**No Public Comment**

**Motion**

Commissioner Watson motioned for approval as presented. Commissioner Barros seconded the motion. The motion carried by the following vote:

**Aye:** Watson, Barros, Bustamante, Hinojosa, Reyes, Hui, Ortiz, Sipes, Kellum, Whitsett, Chase.

**Nay:** None.

**11. ZONING CASE Z-2024-10700258 (Council District 9):** November 19, 2024

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 0.3315 acres out of NCB 15855, located at 427 West Nakoma Street. Staff recommends Approval. (Alexa Retana, Zoning Planner, 210-207- 8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Staff mailed 13 notices to property owners within 200', 0 in favor, 0 in opposition; no registered Neighborhood Association; outside 200': 1 opposed.

**Public Comment**

Patty Gibbons, spoke in opposition.

**Motion**

Commissioner Watson motioned for a continuance until December 3, 2024. Commissioner Barros seconded the motion. The motion carried by the following vote:

**Aye:** Watson, Barros, Bustamante, Ortiz, Hinojosa, Reyes, Hui, Sipes, Kellum, Whitsett, Chase.

**Nay:** None.

**12. ZONING CASE Z-2024-10700259 (Council District 1):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 4 and Lot 5, Block 19, NCB 8490, located at 2310 Santa Monica Street and 2314 Santa Monica Street. Staff recommends Approval. (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Staff mailed 19 notices to property owners within 200', 0 in favor, 0 in opposition; Los Angeles Heights Neighborhood Association is opposed, no response from San Antonio Texas District One Resident Association

**Public Comment**

Voicemail

Ted Garcia, spoke in opposition.

**Motion**

November 19, 2024

Commissioner Watson motioned for a continuance until December 3, 2024. Commissioner Barros seconded the motion. The motion carried by the following vote:

**Aye:** Watson, Barros, Bustamante, Ortiz, Hinojosa, Reyes, Hui, Sipes, Kellum, Whitsett, Chase.  
**Nay:** None.

**13. ZONING CASE Z-2024-10700260 (Council District 1):** November 19, 2024

A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lots 12-14, Block 29, NCB 8480, generally located in the 2300 block of Sacramento Street. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

Staff mailed 31 notices to property owners within 200', 0 in favor, 0 in opposition; Los Angeles Heights Neighborhood Association is opposed, San Antonio Texas District 1 Resident Association gave no response.

**Public Comment**

Voicemail

Ted Garcia, spoke in opposition.

**Motion**

Commissioner Watson motioned for a continuance until December 3, 2024. Commissioner Barros seconded the motion. The motion carried by the following vote:

**Aye:** Watson, Barros, Bustamante, Ortiz, Hinojosa, Reyes, Hui, Sipes, Kellum, Whitsett, Chase.  
**Nay:** None.

**14. ZONING CASE Z-2024-10700261 (Council District 6):** November 19, 2024

A request for a change in zoning from "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Airforce Base Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-3 MLOD-2 MLR-1 AHOD" Commercial Lackland Airforce Base Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on the north 287 feet of Lot 2, NCB 15363, generally located in the 1600 block of Meadow Way Drive. Staff recommends Denial. (Associated Plan Amendment PA-2024- 11600084) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

Staff mailed 20 notices to property owners within 200', 6 in favor, 1 in opposition; Lackland Terrace Neighborhood Association is in Favor.

Jesse Zuniga, representative, stated he is seeking to rezone from "C-2" to "C-3" to allow for car sales.

**No Public Comment**

**Motion**

Commissioner Hui motioned for a denial. Commissioner Hinojosa seconded the motion. The motion carried by the following vote:

**Aye:** Watson, Barros, Bustamante, Ortiz, Hinojosa, Reyes, Hui, Sipes, Kellum, Whitsett, Chase.



**Nay:** None.

**15. ZONING CASE Z-2024-10700262 (Council District 7):** November 19, 2024

A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 0.374 acres out of NCB 18572, located at 8048 Mainland Drive. Staff recommends Approval. (Eradio Gomez, Zoning Senior Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

Staff mailed 13 notices to property owners within 200', 1 in favor, 0 in opposition, there is no Neighborhood Association within 200'.

**Motion**

Commissioner Watson motioned for approval as presented. Commissioner Barros seconded the motion. The motion carried by the following vote:

**Aye:** Watson, Barros, Bustamante, Hinojosa, Reyes, Hui, Ortiz, Sipes, Kellum, Whitsett, Chase.

**Nay:** None.

**The Commission went not recess at 3:20 pm and reconvened at 3:40 pm**

**16.** Consideration and Action on the Proposed Amendments to Chapter 35, Unified Development Code, Section 35-342 "TOD" Transit-Oriented Development District, as well as additions to Section 35-510 Buffers, Section 35-515 Lot Layout Regulations, Appendix A Definitions, and proposed amendments to City Code Chapter 28-70 Specific Urban Corridor – UC-6, San Pedro Urban Corridor District. (Zoning Commission considers both the code that defines the process to create maps as well as the proposed boundaries of the map. Zoning Commission can provide an alternate recommendation on the proposed boundaries.) (Catherine Hernandez, Director, Transportation Department; (210) 207-5085, catherine.hernandez@sanantonio.gov)

Catherine Hernandez, Transportation Director, presented on the proposed Amendments to Chapter 31, "TOD" Transit-Oriented Development. The Green Line Details include construction limits, service connections, stations, length, vehicles, frequency, transit lanes, and an estimated cost. TOD benefits include: compact, livable and walkable neighborhoods, multimodal transportation access, and a strengthened neighborhoods.

The Taskforce representation is composed of 13 Neighborhood Associations and Council District representation, 13 residents representing organizations with expertise in development, housing, transit, and agencies.

**Public Comment**

Bianca Maldonado, spoke on concerns.

Tom Simmons, seeded time to Bianca Maldonado.

Drea Garza, spoke in support w/parking requirements.

Cosima Colvin, spoke in support w/conditions.

Leticia Sanchez, spoke on concerns.

Ray Morlaes seeded time to Leticia Sanchez.

Victoria German, spoke in support.

Mary Johnson, spoke in support with conditions.

Ann Van Pelt, spoke in support with conditions.

Patty Gibbons, spoke on concerns.  
Tony Garcia, spoke in support with conditions.  
Gemma Kennedy seeded time to Tony Garcia.  
Jill Torbert, spoke in support with conditions.  
Kelly Walls, spoke in opposition.  
Jack Finger, spoke in opposition.  
Colleen Waguespack, spoke on concerns and modifications.

**The Commission went not recess at 3:02 pm and reconvened at 3:15 pm**

**Voicemail**

Citizen at 427 Club Apt 1, spoke in support with a parking amendment.  
Citizen, 633 S. St Marys, spoke in support.  
Aileen Boone, spoke in opposition.  
Alex Garcia, spoke in support with a parking amendment.  
Alicia Gomez, spoke in opposition.  
Allan Smith, spoke in opposition.  
Alma Medrano, spoke in opposition.  
Amalia Cavazos, spoke in support with parking amendment.  
Andra Nava Garcia, spoke in support with a parking amendment.  
Ann Dennis, spoke in support with a parking amendment.  
Anna Liesman, spoke in support with a parking amendment.  
Annette and Mark Vallejo, spoke in support with a parking amendment.  
Antonia Cardena, spoke in support with a parking amendment.  
Antoniette Cadena, spoke in support with a parking amendment.  
Aschbacher, spoke in support.  
Austin Fraiser, spoke in support.  
Barbra Howell, spoke in support with a parking amendment.  
Bea Caraway, spoke in opposition.  
Beatrice Moreno, spoke in support with a parking amendment.  
Belinda Flores, supports the Crownhill Park Maps.  
Benjamin Nagelhout, spoke in support.  
Betty Eckert, spoke in opposition.  
Bryan Martin, spoke in support.  
Carl Robin Teague, spoke in support with a parking amendment.  
Carrie Adams, supports submitted revised Olmos Park Terrace Map.  
Cecila Osherow, spoke in support with a parking amendment.  
Charlotte Krimmel, supports Greater Harmony Hills Neighborhood Association Maps submitted.  
Cheryl Dozier, spoke in support with a parking amendment.  
Cheryl Espinoza, only supports Olmos Park Terrace Map submitted.  
Chris Roper, spoke in support.  
Christina Cardenas, supports the North Central Maps submitted.  
Cindy Day, spoke in opposition.  
Claudia Langford, spoke in support with a parking amendment.  
Clay Skinner, spoke in support with a parking amendment.  
Colton Hall, spoke in support.  
Cynthia Shea, spoke in support with a parking amendment.  
Cynthia Spielman, spoke in support with a parking amendment.  
Cynthia Vasquez, spoke in support.  
Cynthia Walker, spoke in support with a parking amendment.

Damien Tanner, sport the submitted Crownhill Park Maps.  
David Morin, spoke in support.  
David Smith, spoke in support with a parking amendment.  
Dawn Bamonde, spoke in opposition.  
Debbie Brooks, spoke in opposition.  
Deborah Bond, spoke in opposition.  
Deepa Modadugu, spoke in support.  
Dennis Oliver, spoke in support with a parking amendment.  
D'ette Cole, spoke in support with a parking amendment.  
Diedre Lehman, spoke in support with a parking amendment.  
Dr. George Hammet, spoke in support with a parking amendment.  
Dylan Young, spoke in opposition.  
Edmund Ledwid, supports the submitted Crownhill Park Map  
Elia Reyna, spoke in support with a parking amendment.  
Elizabeth Kropp, supports the Greater Harmony Hills Neighborhood Association Map.  
Elizabeth Mesick, spoke in support with a parking amendment.  
Ellen Boyer, supports the maps submitted by Greater Harmony Hills Neighborhood Association.  
Emily Garcia, supports the maps submitted by Greater Harmony Hills Neighborhood Association.  
Eoin McGinty, spoke in opposition.  
Erin Gallegos Reid, spoke in opposition.  
Gary Gibbons, spoke in opposition.  
Gary Hundman, spoke in support with a parking amendment.  
George Rislov, spoke in support with a parking amendment.  
Gerardo Garcia, spoke in opposition.  
Gill Flores, spoke in opposition.  
Gilbert Pena, spoke in support.  
Gloria Robles, spoke in opposition.  
Citizen Gonzalez, spoke in support with a parking amendment.  
Gretchen Rose, spoke in support with a parking amendment.  
Guy Caldwell, spoke in support with a parking amendment.  
Irma Hoffman, spoke in support with a parking amendment.  
Jake Kropp, supports the submitted Greater Harmony Hills Neighborhood Map.  
James Kropp, supports the submitted Greater Harmony Hills Neighborhood Map.  
James Martinez, supports the submitted Crownhill Park Maps.  
Jan Peranteau, spoke in support with a parking amendment.  
Jason Vasquez, spoke in support with a parking amendment.  
Jason Yaeger, spoke in support with a parking amendment.  
Javier Quintana, spoke in support with a parking amendment.  
Jaye Howell, spoke in support.  
Jeff Hunt, spoke in support.  
Jennifer McAllen, supports the submitted Greater Harmony Hills Map.  
Joanna Ponce, spoke in opposition.  
Joey Pawlick, spoke in support.  
John Bailey, spoke in support.  
John Doski, spoke in support with a parking amendment.  
John Garza, supports the submitted Crownhill Park Maps.  
John Hoyle, spoke in opposition.  
John McCuster, spoke in support with a parking amendment.  
John Newmant, spoke in support with a parking amendment.

Joseph Shulter, spoke in opposition.  
JR Haseloffm spoke in opposition.  
Juanita Gonzales, spoke in opposition.  
Judith Warren, spoke in support with a parking amendment.  
Julie Bryan, spoke in support with a parking amendment.  
Julie McClure, spoke in opposition.  
Julie Schaff Rismán, spoke in support with a parking amendment.  
Katherine Delaney, spoke in opposition.  
Kathleen Bailey, spoke in support with a parking amendment.  
Kathy Nickas, spoke in support with a parking amendment.  
Kay Behrens, spoke in support with a parking amendment.  
Kimberly Archer, spoke in support.  
Laura Baucum, spoke in support with a parking amendment.  
Lisa Tally, spoke in opposition.  
Lloyd Rutledge, spoke in opposition.  
Lorena Flores, spoke in opposition.  
Lorie Smart, supports the submitted Greater Harmony Hills Neighborhood Association Maps.  
Lucy Wilson, spoke in support with a parking amendment.  
Lydia Dolch, supports the submitted Greater Harmony Hills Neighborhood Association Maps.  
Lydia Rodriguez, spoke in opposition.  
Lyn Hurt, supports the submitted Greater Harmony Hills Neighborhood Association Maps.  
Maria Alcalá, supports the submitted Crownhill Park Maps.  
Maria Torres, supports the submitted Crownhill Park Maps.  
Mariela, spoke in support with a parking amendment.  
Mark Rivera, spoke in support.  
Martin Espinosa, spoke in opposition.  
Mary Ann Ledwig, supports the Crownhill Park Maps.  
Marann Parks, spoke in opposition.  
MaryAnn Whindon, spoke in opposition.  
Matthew Walls, supports the submitted Crownhill Park Maps.  
Maureen Ballad, supports the submitted Crownhill Park Maps.  
Maverick Sandoval, supports the submitted Crownhill Park Maps.  
Meghan Skornia, spoke in support with a parking amendment.  
Michael Goos, spoke in support with a parking amendment.  
Michael Gorman, spoke in support with a parking amendment.  
Michael Molak, spoke in support with a parking amendment.  
Michael Neie, spoke in support with a parking amendment.  
Michelle Enman, spoke in opposition.  
Mickey Conrad, spoke in support with a parking amendment.  
Misty Spears, spoke in opposition.  
Monica Savino, spoke in opposition.  
Morgan Oliver, spoke in support with a parking amendment.  
Nadia Guillen, spoke in opposition.  
Nancy Peché, supports the submitted Crownhill Park Maps.  
Nancy Rice, supports the Olmos Park Terrace Maps.  
Pam Carpenter, spoke in support with a parking amendment.  
Pamela Valentine, supports the Olmos Terrance Park Terrace Maps.  
Pat Dewinne, spoke in support with a parking amendment.  
Patricia Nicholson, spoke in support with a parking amendment.  
Patricia Span, supports the submitted Greater Harmony Hills Map.  
Patricia Ward, supports the submitted Greater Harmony Hills Map.

**The Commission went not recess at 5:04 pm and reconvened at 5:15 pm**

Patrick Von Dolan, spoke in opposition.  
Patty Zion, spoke in support with a parking amendment.  
Paul Cana, spoke in opposition.  
Paul Goos, spoke in support with a parking amendment.  
Paula Kothmann, spoke in support with a parking amendment.  
Peter Hugill, spoke in support with a parking amendment.  
Peter Lund, spoke in opposition.  
Phyllis McNair, spoke in support with a parking amendment.  
Randall Smith, spoke in support with a parking amendment.  
Raul Martinez, spoke in opposition.  
Ray Cardenas, spoke in opposition.  
Rebecca Simmons, spoke in opposition.  
Richard Clemons, spoke in support with a parking amendment.  
Rick Wilson, spoke in support.  
Robert Esterla, spoke in support with a parking amendment.  
Robert Tschirhart, spoke in opposition.  
Robin Foster, spoke in support with a parking amendment.  
Roger Hubbert, spoke in support with a parking amendment.  
Rosanne White, spoke in support with a parking amendment.  
Rose Leinen, spoke in opposition.  
Ross Laughead, spoke in support with a parking amendment.  
Sabrina Lopez, spoke in support.  
Sally Seeker, spoke in support with a parking amendment.  
Sandra Lajos, spoke in opposition.  
Sara Fitzsimons, spoke in support with a parking amendment.  
Shawn Orton, supports the submitted Crownhill Hill Maps.  
Shelia, spoke in opposition.  
Sherry Spurlock, spoke in support with a parking amendment.  
Sonny Quintos, supports the submitted Crownhill Park Maps.  
Steeve Versteeg, spoke in support with a parking amendment.  
Susan Cunningham Nichol, spoke in support with a parking amendment.  
Susan Stinson, supports the submitted Crownhill Maps.  
Susie Juvera, spoke in support with a parking amendment.  
Ted Guerra, spoke in support with a parking amendment.  
Theresa Pena, supports the submitted Crownhill Maps.  
Theresa Poenisch, spoke in support with a parking amendment.  
Tiffany Harnett, spoke in support with a parking amendment.  
Tiffany Murgu, spoke in support with a parking amendment.  
Tom Archer, spoke in support with a parking amendment.  
Tom Karam, spoke in support with a parking amendment.  
Toni Van Buren, spoke in support with a parking amendment.  
Tracy Wilson, spoke in opposition.  
Trent Ingram, spoke in support.  
Vincent Michael, spoke in support with a parking amendment.  
Virginia Cabarrubias, supports the submitted Crown Hill Maps.  
Will Seabring, supports the submitted Crown Hill Maps.  
William Dennis, spoke in support with a parking amendment.  
William Dodd, spoke in support.

Xavier Adame, spoke in support with a parking amendment.

**Rebuttal**

Ms. Hernandez addressed concerns. This included engagement, parking requirements, zoning, and involvement of residents related to the maps.

**Motion**

Commissioner Bustamante motioned for approval of the UDC provisions proposed with the following amendment of 35.342.02 C1H amended to “the minimum vehicle parking requirement in 35-26 shall not apply in “TOD-HI District” Within “TOD-MX,” the minimum parking requirements may be reduced by 75% . Commissioner Ortiz seconded the motion. The motion carried by the following vote:

**Aye:** Watson, Barros, Bustamante, Ortiz, Hinojosa, Reyes, Hui, Sipes, Kellum, Chase.

**Nay:** Whitsett

Commissioner Whitsett motioned for approval of the (3)southern maps as presented (Crag to 35, Olmos Creek to Crag Boundary, Chavez to Steves). Commissioner Barros seconded the motion. The motion failed by the following vote:

**Aye:** Whitsett

**Nay:** Watson, Barros, Bustamante, Ortiz, Hinojosa, Reyes, Hui, Sipes, Kellum, Chase.

Commissioner Bustamante Motioned to reconsider. Commissioner Watson seconded the motion. The motion carried by the following vote:

**Aye:** Watson, Barros, Bustamante, Ortiz, Hinojosa, Reyes, Hui, Sipes, Kellum, Chase.

**Nay:** Whitsett

Commissioner Bustamante motioned for approval of the maps with staff amendments presented on November 19, 2024. Commissioner Watson seconded the motion. The motion carried by the following vote:

**Aye:** Watson, Barros, Bustamante, Ortiz, Hinojosa, Reyes, Hui, Sipes, Kellum, Chase.

**Nay:** Whitsett

**17. Consideration and Approval of the November 5, 2024 Zoning Commission Minutes.**

**Motion**

Commissioner Bustamante motioned to approve the minutes as presented. Commissioner Ortiz seconded the motion. The motion carried by the following vote:

**Aye:** Barros, Hinojosa, Watson, Ortiz, Reyes, Bustamante, Kellum, Whitsett, Chase, Hui, Sipes

**Nay:** None.

**Director’s Report**

No report was given.

**Staff Announcements**

None were given.

November 19, 2024

**Motion**

Chair Sipes motioned to adjourn.

A verbal vote was taken, and all voted in affirmative

## Adjournment

There being no further discussion, the meeting was adjourned at 8:54 PM.

APPROVED BY: \_\_\_\_\_ or \_\_\_\_\_  
Chairman Vice-Chair

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

ATTESTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
Executive Secretary