

A request for a change in zoning from "R-6 MLOD-3 MLR-2" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 District to "R-6 CD MLOD-3 MLR-2" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 District with Conditional Use for two Duplexes on Lot 4, Block 1, NCB 12831, located at 519 Bee Street. Staff recommends Approval. (Mirko Maravi, Senior Planner, (210) 207-0107, [Mirko.Maravi@sanantonio.gov](mailto:Mirko.Maravi@sanantonio.gov), Development Services Department)

Mirko Maravi, Zoning Planner, presented the case to the commission.

Staff stated 10 notices were mailed to property owners within 200 feet, 2 returned in favor, 0 returned in opposition, and Government Hill Neighborhood Association is in favor. Outside the 200 feet radius; 5 notices in favor received.

Melissa Gonzalez, representative, stated the request is for 2 two story duplexes on the property. She presented plans of the proposed units.

**Public Comment:**

Marlene Hawkins, 601 E Carson, spoke in opposition.

Rose Hill, Government Hill NA, spoke in favor.

Stella Ashley, 912 E. Carson, yielded minutes to Rose Hill.

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 Watson made a motion for Approval.

**Second:** Commissioner Greathouse

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

**Opposed:** None

**Motion Carried as Approval**

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Kristie Flores, Zoning Planning Manager, presented the case to the commission.

Staff stated 10 notices were mailed to property owners within 200 feet, 1 returned in favor, 0 returned in opposition, and no response from the Government Hill Alliance Neighborhood Association.

Nazakat Hossain, applicant, stated the request is for 2 duplexes on the property.

**Public Comment:**

Voicemails:

Steve Versteeg, 105 Reno, requested a site plan or a continuance.

Bonnie, concerned and requested a continuance.

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 Watson made a motion for a continuance to November 2, 2021.

**Second:** Commissioner Fuentes

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

**Opposed:** None

**Motion Carried for a continuance to November 2, 2021.**

**ZONING CASE Z-2021-10700193 CD (Council District 2)** – October 5, 2021

A request for a change in zoning from "R-6 MLOD-3 MLR-2" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 District to "R-6 CD MLOD-3 MLR-2" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 District with Conditional Use for two Duplexes on Lot 4, Block 1, NCB 12831, located at 519 Bee Street. Staff recommends Approval. (Mirko Maravi, Senior Planner, (210) 207-0107, [Mirko.Maravi@sanantonio.gov](mailto:Mirko.Maravi@sanantonio.gov), Development Services Department)

Kristie Flores, Zoning Planning Manager, presented the case to the commission.

Staff stated 10 notices were mailed to property owners within 200 feet, 1 returned in favor, 0 returned in opposition, and no response from the Government Hill Alliance.

Staff stated the request is to subdivide the lot into 2 lots for 2 duplexes and returned the case to the Zoning Commission to clarify the request and possibly expedite to City Council.

**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 Watson made a motion for a continuance to October 19, 2021.

**Second:** Commissioner Whyte

**In Favor:** Watson, Fuentes, Kamath, Hui, Romero, Barros, Whyte, Greathouse, Sipes, Bustamante

**Opposed:** None

**Motion Carried for a continuance to October 19, 2021.**