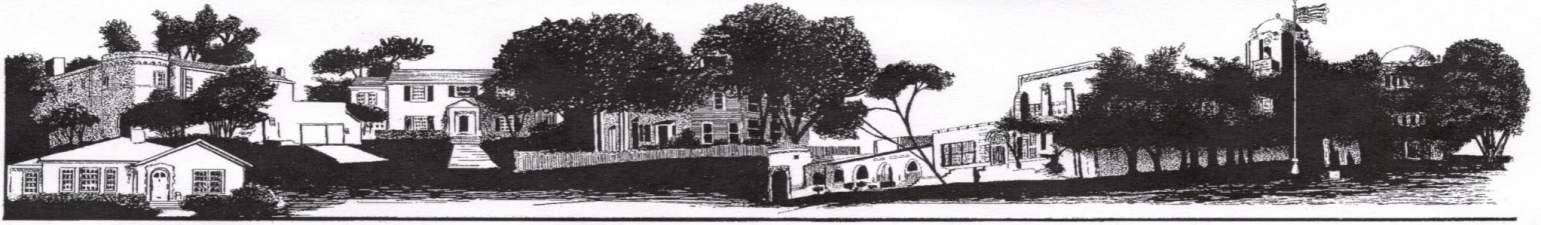


# Monticella Park NEIGHBORHOOD ASSOCIATION NEWSLETTER



MPNA is a 501(c)3 Nonprofit Organization

September - October 2021

## Meet the Neighbors

by Jan Peranteau

Neighbors, there will be a Zoom General Assembly on Monday, September 27th, 2021 at 7:00 PM as per the annual schedule. It will be held online because your health and safety continues to be the Board's priority.

### IN THIS ISSUE

President's Message

Meet the Neighbors

Nicole McLeod's Garden

OHP/HDRC Reminder

History Corner

Hidden Corners

Perro Bello de Monticello

An Important Upcoming Rezoning Case



*Numa Diano at home in his backyard*

Numa Diano has the heart the Tin Man wanted, the courage the Lion needed and the bouncy spirit of Dorothy as he walks up and down Furr Drive helping his daughter and son-in-law with three small children. He is also a helping hand for neighbors, his landlord and anyone who expresses a particular need. An example of this spirit came knocking at his daughter, Elizabeth Weinberger's door. A boy, William, who lives next door, said he wanted to get a job. Diano offered him one. "You can cut my grass."

The boy was thrilled. Diano gave him pointers and soon that boy had his first job. Diano said, "I remember when I got my first job. Someone helped me."

Another example of his helpfulness came when Joe Simpson was away for a few weeks. Diano offered to cut his grass and his granddaughter, Naomi to feed his cat. Naomi, 6 going on 7, was delighted. When Simpson returned from his trip he brought Naomi an Art Set. She, in kind, delivered hand decorated notes to many neighbors including Simpson. Describing growing up in New Orleans, he said, "I was one of four children, the middle son. Our parents always wanted us to work and play together. They made that happen by projects we did together as

*continued on page 3*

## President's Message

Friends, during our last General Assembly meeting, we announced the possible resumption of in-person MPNA meetings and social activities. Unfortunately, the surge of COVID cases put a stop to our July Pink Flamingo, and the continued concern over placing neighbors at risk means we will have yet another Zoom General Assembly this month. Our annual National Night Out celebration has also been canceled out of an abundance of caution. We do remain hopeful that as the risk level decreases, we can resume at least some activities later this fall. We plan to move forward with an in-person General Assembly for November, but will wait to finalize any meeting details until early November and will provide notice in our next newsletter.

During mid-September, the City of San Antonio passed a historic budget in the amount of \$3.1 billion. This budget includes the restoration of street maintenance funds to \$110 million; prior budgets had seen a reduction in street maintenance. The sidewalk budget also saw an increase of \$3 million for a total of just over \$20 million. While this funding is not evenly distributed across the districts, it is nonetheless a meaningful investment that shows city leadership listened to the feedback from the SASpeakUp surveys. We look forward to seeing how some of these funds will be allocated within District 7.

In the last few weeks, you may have received a notice or warning informing you of a code violation for overgrown yards or alleys. These warnings are being issued by Edward Witherspoon, our new Code Compliance Officer, as a general precaution. Please keep in mind that there is a significant backlog of cases that he is trying to address; the notice may not have been specifically meant to address an issue on your property, but possibly general area concerns. This is an opportunity to take a look around your property and home and ensure you do not have any code violations. Don't forget that you are responsible for maintaining your alley. We do have brush pick-up scheduled for November 1st so consider this a friendly reminder to check your alley. This is also a great opportunity to be a wonderful neighbor and ask neighbors if they need help with any clean up. Together we can Keep Monticello Bello!

Have you had an opportunity to visit the Monticello Pocket Park in recent weeks? If you haven't, take a quick stroll or bike ride to the park one evening and see our newly illuminated park sign. The bond-related park improvements were completed last year, and the sign was installed in February, but the solar lighting was not added until just recently. Thank you to everyone who has continued to advocate for improvements to the park.

Our next general assembly meeting will be on September 27th at 7:00 pm, via Zoom – I look forward to seeing you soon!

**Drea Garza**  
**President, Monticello Park Neighborhood Association**

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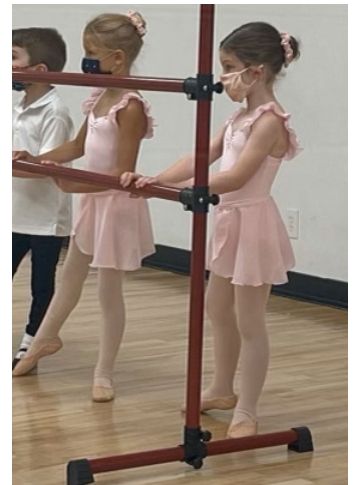
### HELPFUL PHONE NUMBERS

District 7 Council Office	210-207-7044
SAWS	210-424-7097
CPS	210-353-2222
Officer Vincent Cano	210-207-0803 (Cell) 210-394-1398
SAPD, West Substation	210-207-7420
SAPD, Non-emergency	210-207-7273
SAISD Truancy Office	210-223-2360
VIA Transit	210-362-2020
Code Compliance	311
Animal Control	311
Office of Historic Preservation	210-215-9274
Historic Building Enforcement Officer	<a href="mailto:report@sapreservation.com">report@sapreservation.com</a>

*continued from page 1*

a family such as tearing down an old barbeque pit and building a new one. In school, I loved band. Mom saw that many of the boys in High School had football scholarships. My mom went to the school board and said, if you are giving out scholarships for football, you can give my son a Band Scholarship.” They did and Diano began his journey toward a career in music and education. Through music he met his wife Beverly, also in music. His career spanned 36 years teaching in Aldine, Irving, Spring Branch and Alief school districts. He served as Band Director, Assistant Principal, Associate- Principal, and Director in Curriculum and Instruction and math teacher.

When asked what his primary focus in life is now, he quickly said, “The Grandkids.” Elizabeth and Joe Weinberger live a few houses down the street from Numa and his wife Beverly. In fact, Diano said, “We found the house for them before they moved here. Naomi was born elsewhere, but Fitz William was born here. He is four. Birdie, now two, was also born here. “The joy of my life is dancing with my grandchild. Naomi is our ballerina. Fitz loves soccer and came to a neighbor’s pool in super hero attire. He was quickly nicknamed Fitz, the Fearless, for his daring jumps off the diving board armed with a strong doggy paddle to reach the edge of the pool. Birdie is babbling and loves the TV show, Doc McStuffing. McStuffing fixes toys and this seems to appeal to her.” Diano smiled and leaned back in his chair, “You know they can only sit on our laps for so long. I want to be here for it all. Sometimes my daughter, Elizabeth says, ‘I want the kids to myself.’ And then, I of course, respect that. Oh and one other thing; They are both excellent cooks.”

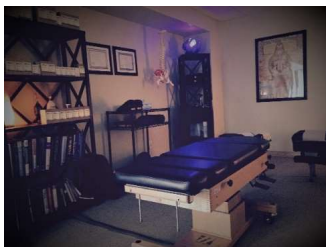


# Lonestar Health Group

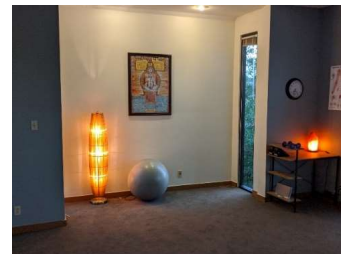
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## Nicole McLeod's Garden

by Jan Peranteau



*Nicole McLeod's garden includes numerous potted plants creating a lush back yard deck*

When you drive or walk past Nicole McLeod's yard on Furr Drive you won't say "What a beautiful yard!" You might say, "Interesting." You might notice all the native plants she is using and pots sitting here and there in expectation of a new home. The easement in front of the house has been recently worked with cardboard, landscaping cloth, and mulch to kill weeds and Bermuda grass. Newly planted native plants are growing even in the hot September sun. Plantings include Mexican Mint Marigold, Hot Lips Red Salvia, an orange Esperanza and Fuya Persimmon as well as a Mexican Olive tree. McLeod uses no herbicides and uses water sparingly, primarily depending on rain.

McLeod moved to Furr Drive in 2015. She had previously lived on Quentin. Her beliefs about gardens have changed from aesthetics and landscaping to making a yard that is wildlife friendly. "I would like to see more species of birds. I want to see butterflies and hummingbirds." While strolling through the back yard, she points to a monarch butterfly and hummingbirds. We walk along a stone path that she laid with metal edging and pea gravel. "I hired someone to help me. He worked a day but never finished the job, so I did it myself." She describes her work as a little bit at a time. We pass by some very colorful and unusual rocks. "The previous owner possibly brought the rocks back from the Panama Canal where he worked for a time."



*McLeod's garden goes beyond aesthetics to creating natural habitats*

One wonders if her education is related to this current garden. McLeod says, "I have a degree in Art History from North Texas. I worked in galleries in Dallas and San Antonio." Tiring of that, she decided to go back to school at UTSA, earning a Master's degree in Education. She took a job with the city parks department. "I thought it would be for a short time. I took the Master Naturalist Course. I finished but didn't do all the volunteer hours." She stayed with parks and worked in environmental programs for kids. She helped out with various programs including some that were involved in the opening of the Tobin Land Bridge.

As we meander through the yard, she points out more plants. "This is the Anacacho Orchid. And this is a Mexican Red Bud. I planted it in memory of Mom who lived in the little apartment out back. It was refurbished for her. HDRC didn't like it but we needed big windows for looking out rather than the original garage doors." A little patio is in front of the structure and has chairs for observing wildlife. But now it seems too hot and we don't stay long. She points out American Beauty Berry drooping with deep purple berries. Queen's Crown covers the fence line. A big clump of White Mist flower is taking over a bed, but she isn't worried. "Butterflies love it." And so her garden grows little by little, one plant at a time.

## Zoom into the General Assembly Without Leaving Home

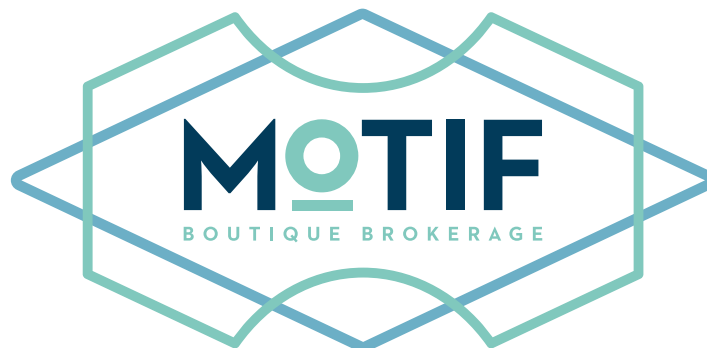
General Assembly Meeting is on for Monday, September 27th, 2021 at 7:00 PM  
Safe Distancing Means Time to Zoom Again

Our Monday, September 27th meeting will be held again using the Zoom platform. Anyone with a smart phone, a computer, laptop, tablet, or a hardline phone will be able to access the meeting by following the instructions below.

1. Open your Internet browser and go to [www.zoom.us](http://www.zoom.us).
2. Look in the upper right corner for "Join a Meeting" and click on it.
3. A screen will ask for your **Meeting ID (862 2874 9445)** and then a **Passcode (676293)**.
4. If you would like, join with both audio and video.
5. Please enter your name when prompted so we know who is attending.
6. If you want to use a cell phone or landline (wired home phone) you may do so by using the phone number 1(346) 248-7799. Please follow the prompts and enter the Meeting ID and Passcode when asked to do so.

Even though the meeting will begin at 7:00 PM, please join the meeting a few minutes early. If you have questions regarding Zoom, please reach out to a Board member for assistance.

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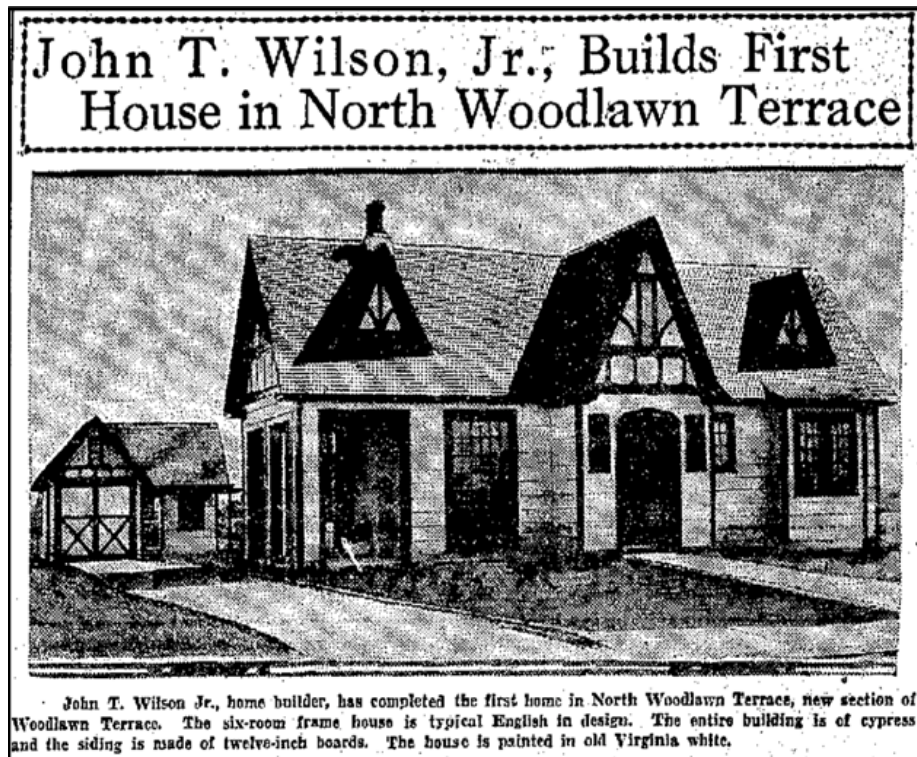
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## HISTORY CORNER

by Gary Hudman

### First House in Neighborhood Built in 1925



*The San Antonio Light, July 19, 1925*

Six years later, on August 7, 1931, the first section of the Monticello Park subdivision was platted and recorded, with subsequent sections continuing to be developed for the next 10 years. Ultimately, this area encompassed all lots bounded by Donaldson, Shearer, Wilson, and Babcock. Ultimately, the larger neighborhood took on the Monticello Park moniker and remains our name today.

With that in mind, I searched for the first house built in those areas and found that the amazing English-style house at 232 Furr drive likely holds the title of earliest house built in the neighborhood. This house was featured in a story in *The San Antonio Light* on July 19, 1925, just six months after the neighborhood was platted, and was specifically called out as being the first home in North Woodlawn Terrace.

Just two months later, ads were claiming that over 50 lots had been sold, so demand for houses in our neighborhood must have been quite strong.

If you know of any earlier houses built within our boundaries, please let me know!

I have often heard neighbors discuss which house they believe to be the oldest in the neighborhood. There have been several proposals over the years, but I believe I found the earliest house built in the newly platted subdivision. But first, we must define what we mean by “the neighborhood.”

For better context, what we now call the Monticello Park Neighborhood is the combination of two separate subdivisions platted several years apart. The first subdivision was North Woodlawn Terrace, recorded in county records on January 23, 1925, by H.J. Shearer (profiled in this newsletter in May 2021). This area was bounded by Donaldson, Shearer, Quentin (unnamed at that point), and Fredericksburg.

## Stopping CONEXION Distribution

For those not wishing to have the Conexion delivered to your front door/lawn, please call Sales Manager: Rosie at 210-250-2435. If you do wish to continue having the Conexion delivered, please pick up the paper and don't let it litter your yard, driveway or street. The unwanted litter ends up in the street clogging the street drains. Please be a good neighbor and help keep Monticello Bello!



You pass them every day; architectural features that make Monticello Park unique. Enjoy looking for these unusual elements as you walk or bike through our streets. Do you know where to find this one?

(Last Hidden Corners Answer: Look up high at the corner of Donaldson and Vollum.)



**HIDDEN CORNERS**  
by Len McClure

## Gentle Reminders About Living in an Historic District Check Before Making Changes

Whether you're repainting the trim on your home or have grand designs for a new addition to your home, remember that there's more than a city permit to secure before the hammers and paint brushes swing into action. All exterior home improvements, especially those which can be seen from the street, must receive a Certificate of Appropriateness (COA) or approval from the city's Historic Design and Review Commission (HDRC) BEFORE the work begins.

Nothing is worse and potentially more expensive than finding yourself reading a Cease and Desist message from Code Enforcement because of your failure to follow the rules. The color of our street signs (brown as opposed to blue) is a sign that you live in a historic district. Such information is also a part of the listing information you received when you bought your home.

Please contact the Office of Historic Preservation (OHP) at 210-207-8316 and discuss your plans. The application takes minutes to fill out and you will need a scanned copy of your property survey as well as the types of materials you will be using (images help) to share with the reviewer. In most cases, simple routine maintenance work can be approved immediately by OHP staff without having to attend an HDRC hearing.

You can also visit [www.sanantonio.gov/historic](http://www.sanantonio.gov/historic) and there are a variety of resources such as the Rehabber Club and the Application Portal making a drive downtown, in most cases, unnecessary.

Keep in mind that if caught, you and your subcontractor can be fined for failure to secure the necessary permits prior to beginning your home improvement project. Preserving the exterior charm and character of our homes is something the city and your neighbors take seriously so please, just do the right thing and get that COA!



### 2021 Newsletter Ad Prices to Remain the Same as 2020

The COVID-19 global pandemic has imposed many hardships and tragedies on our community, city, and nation. Knowing that some of our local businesses are struggling just to keep the doors open and their employees paid, the MPNA has decided to keep ad prices for our bi-monthly newsletter at the same rate as 2020. This provides local businesses in our community a very cost-effective way of reaching out to our neighborhood and reminding us of the great products and services they provide. The following pricing schedule will remain in effect for 2021:

Full Page Ad	\$100
Half Page Ad	\$50
Quarter Page AD	\$25
Business Card	\$15 per issue

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## What is Perro Bello de Monticello?



*Baby Backup, Perro Bello de Monticello 2021*

National Dog Day, recognized annually on August 26th, is a day to celebrate all things canine. In Monticello Park, among other things, that means filling Bookhaven, the Little Free Library at 222 North Drive, with books about dogs. It also means posting photos of neighborhood pups on the MPNA FB page. I so enjoyed all the doggie photos, that I decided to start a competition. The dog photo with the most likes would win the title of Perro Bello de Monticello, and serve as a sort-of neighborhood mascot until the next National Dog Day, when a new dog will be selected. And that is how Perro Bello de Monticello began! The winner receives a certificate, a toy purchased from Deco B, and an article in the MPNA Newsletter. In future years, there may even be a doggie parade with the Perro Bello leading the way. As a neighborhood celebrity, Perro Bello also has the opportunity to use their fame and paparazzi attention to turn the spotlight on to a neighborhood issue that is important to them. They share photos and words of wisdom for their neighboring dogs and humans in future issues of the Newsletter for the remainder of the year.

The Perro Bello de Monticello for 2021 is Baby Backup and an issue important to him is vehicles interrupting his walks by blocking the sidewalks. He also encourages all dogs to walk their humans more often. Please read the article about him to learn more about this amazing dog. Baby Backup's philosophy is "There is no better life out there, than the life you have with the family that loves you." Because of this, we know that all the dogs in Monticello Park are winners because they all have families that love them and they all live in a village where humans take care of them and keep them safe. Congratulations Baby Backup!

## Meet Baby Backup: The Friendly Protector and Perro Bello de Monticello 2021!

by Katrina Cook

As I approach Kitty, Caito and Baby Backup's front porch, Baby Backup walked out the door to greet me. A little wobbly on his legs due to his age, he still carries himself with a calm and friendly dignity. He was looking stylish in his black and white bandana scarf, but this bandana is not just a fashion statement, as will be explained later in this article. He made a point of greeting me, laying down on my foot while we talked and self-petting himself with my help. (You need to meet him yourself to understand how he self-pets!). Baby Backup made me feel welcome and safe while I learned about who he is and the amazing life he has.

Baby Backup chose to adopt Kitty, his human 13 years ago when he was just a wee pup, no larger than a loaf of bread. Kitty explains that she was at a picnic in a San Francisco park when Baby Backup joined the party. As the day wore on and people were leaving the picnic, nobody claimed Baby Backup. Eventually, only Kitty and Baby Backup were left. She took him home for the week-end with the intention of taking him to the vet the next Monday morning and adopting him out to a loving family. However, as they got to know each other during the week-end, she and Baby Backup realized they were meant for each other. As Kitty says, "I was smitten."

*continued on page 11*

*continued from page 10*

Baby Backup is a German Shepherd and Rottweiler mix. Since dogs of those breeds often serve in law enforcement, Kitty thought of him as providing “backup” should she find herself in a dangerous situation, but he really was still just a baby so his name evolved into Baby Backup. Baby Backup takes the job of protector very seriously. He has a natural psychic ability to be aware of dangerous situations or people, and will guide his humans away from them. He will even bark at the TV if one of the characters in a show is about to walk into peril.

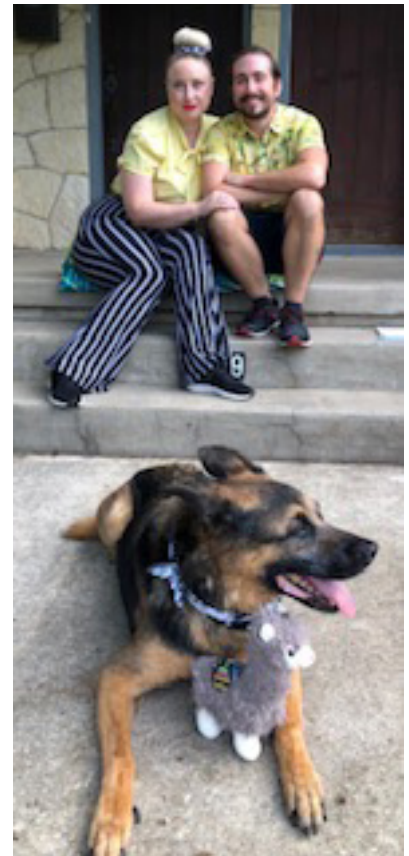
With Kitty by his side, Baby Backup’s life is quite the adventure. After receiving extensive and proper training, he became a Certified Good Canine Citizen through the AKC. His status as a good citizen gives him opportunities that many other dogs only dream of. Baby Backup rode subways and worked in a shoe store. Because of his impeccable manners, he is able to accompany Kitty and other humans he cares about to most of the places they visit. He is gentle with humans, other dogs and cats. His bandana is actually like a uniform, letting strangers know that he is friendly and approachable. Baby Backup encourages all friendly dogs to wear a bandana or scarf. Research has shown that lost dogs who are wearing a nice, clean bandana, are more likely to be approached and helped to find their ways home than dogs who are not wearing a bandana. The bandana or scarf on a stray dog is a signal that “Someone loves me and I need help finding them.”

Part of Baby Backup’s job as a protector is keeping Kitty and Caito on a strict schedule. He makes sure they are up and about no later than 6:30 am. Kitty is a performer who designs and creates her own costumes, often working late into the evening. Baby Backup supervises her work, but also makes sure she gets her rest. At 10pm, he rounds up Kitty and Caito and lets them know it is time to stop working.

Baby Backup has lived in Monticello Park for two years and enjoys walking through the neighborhood and making friends. Now that he is older, he mostly uses a stroller for his walks. His slogan for the younger generation of pups in the neighborhood is “Have you walked your human today?” He adds, “Listen up you young’uns. I walk my human and I use a stroller. What’s your excuse? Stop chewing up the couch and take your human for a walk! It’s good for humans’ physical and mental health to get out of the house, especially during this pandemic.” Using the stroller means Baby Backup’s walking route switched to Furr Drive since the sidewalks are now smoother there. As we all know, It is difficult for dogs who use strollers as well people who use canes, walkers or wheelchairs to safely use many of the sidewalks in the neighborhood. But Baby Backup especially hates when vehicles block the sidewalks. Kitty and Caito have to maneuver his stroller around the car, over the curbs, into the uneven street and then back to the sidewalk, making it uncomfortable and dangerous for all of them. Just as a reminder, Texas Transportation Code section 545.302 prohibits vehicles parked in a driveway to extend over the public sidewalk and these vehicles may be ticketed. If Baby Backup can be a good canine citizen, we can all be good human citizens and not block the sidewalks with our vehicles.

Baby Backup’s favorite hobby these days is sitting on the front porch and people watching. He is ready to make new friends and protect all of his friends in the neighborhood. The one main tip Baby Backup, Kitty and Caito would like to leave you with is “There is no better life out there, than the life you have with the family that loves you.”

Thank you Baby Backup for serving as our very first Perro Bello de Monticello and setting such a good example for our neighborhood dogs! Look for Baby Backup’s words of wisdom and encouragement in MPNA newsletters throughout the year.



*Kitty, Cairo and Baby Backup enjoying the front porch*

## Who will be Gato Bello de Monticello?



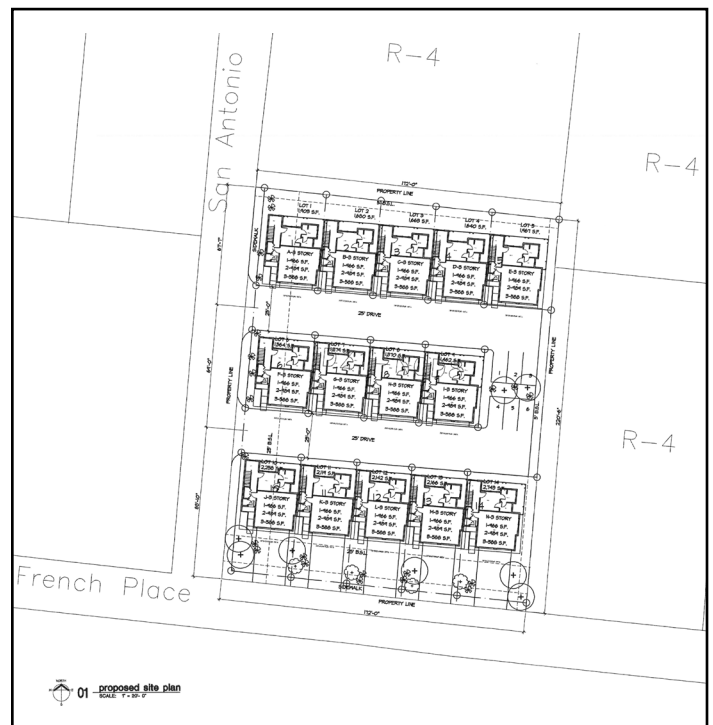
Not to be outdone by the canines, National Cat Day is October 29th every year. Starting October 22, Bookhaven will once again be filled with books about cats and kittens. That same day, there will be a place on the FB page for neighbors to post photos of their cats. Individual cats, families of cats, foster cats, and even stray cats that call this area home are eligible to enter the competition. The cat or family of cats with the most likes (any positive reaction) will receive a certificate, toy from Deco B, and an article in the newsletter. Like Baby Backup, they will serve as a neighborhood mascot for the remainder of the year until a new Gato Bello is selected. If they want, they will be able to use their fame as a platform to highlight a neighborhood issue that is important to them. But, no plans for a cat parade! So, start taking those cute photos of your feline friends and get them ready to post on October 22!

## MPNA Board Votes in Opposition to 1943 W. French Place Rezoning Application

The MPNA Board voted to support the Woodlawn Lake Community Association's (WLCA) OPPOSITION to ZONING CASE Z-2021-10700211. The zoning application is a request for a change in zoning from "R-4 NCD-8 AHOD" Residential Single-Family, Woodlawn Lake Neighborhood Conservation to "IDZ-1 NCD-8 AHOD" Limited Intensity Infill Development Zone Woodlawn Lake Neighborhood Conservation Airport Hazard Overlay District with uses permitted for fourteen (14) Residential Units at 1943 West French Place

MPNA OPPOSES the zoning case for the following reasons: 1) the proposed zoning change is inconsistent with the Community's Near NW Community Plan for infill development; 2) IDZ zoning removes parking requirements for the new development of 14 units therefore impacting the on-street parking availability adjacent to Woodlawn Lake Park, a City Regional Park; 3) the proposed site plan's massing, setbacks, scale, and impervious coverage is inconsistent with the Woodlawn Lake Neighborhood Conservation District Guidelines; 4) and the proposed Site Plan and Ground Plan (required plans for IDZ zoning applications) are incompatible and not appropriate to the location.

**Please Voice your Opinion in OPPOSITION for 1943 W. French Place Case: Z-2021-10700211** by Contacting: Zoning Case Manager: Rebecca Rodriguez, Planner, (210) 207-0120 OR email: [rebecca.rodriguez@sanantonio.gov](mailto:rebecca.rodriguez@sanantonio.gov) and Cc: [zoningd7@gmail.com](mailto:zoningd7@gmail.com) (Zoning Commissioner for D7 Rob Sipes). Include your name, address, and phone number when submitting comments.



*Detail of proposed site plan from drawing prepared by AP Architects*

The Zoning case is scheduled to be heard on Tuesday October 19 at 1PM at City's Development Services Department offices at 1901 S. Alamo St., 78204. The agenda for the 10/19/2021 meeting will be posted by Friday 10/15/2021 here: <https://www.saspeakup.com/agendas>