

Z2014085

ZONING CASE NUMBER Z2014085 (Council District 3) – February 18, 2014

A request for a change in zoning from “MH H RIO-4 AHOD” Manufacturing Housing Mission Historic River Improvement Overlay-4 Airport Hazard Overlay District to “IDZ H RIO-4 AHOD” Infill Development Zone Mission Historic River Improvement Overlay-4 Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and Multi-Family residential uses not to exceed 33 units per acre on 13.1 acres and “IDZ H RIO-4 AHOD” Infill Development Zone Mission Historic River Improvement Overlay-4 Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and Multi-Family residential uses not to exceed 50 units per acre (on 7.67 acres) on 20.763 acres out of NCB 20 (also known as NCB A-20) and NCB 24; 1515 Mission Road. Staff recommends approval, pending plan amendment.

Staff stated there were 8 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 in favor.

Bill Kaufman, representative, stated the purpose of this request is to allow for development of multi-family and commercial mixed uses. He stated under agreement with the seller he has been asked not to meet with the tenants of the existing mobile home park. He stated they have informed Councilwoman Viagran of the seller’s request and have asked for assists in counseling the tenants. At this time, per the Councilwoman’s request, he would like to request a two-week continuance to do some outreach to the community.

Idalia Perez, (spoke in spanish), spoke in opposition.

Elidia Contreras, (spoke in spanish), spoke in opposition.

Luis Robles, representing his father, spoke in opposition.

Yaneli Arellano, (spoke in spanish), spoke in opposition.

Jose Lopez, spoke in opposition.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

Z2014085

COMMISSION ACTION

A motion was made by Commissioner Boyd and seconded by Commissioner Martinez to recommend a continuance until March 18, 2014.

AYES: Salazar, Middleton, Briones, Villarreal, Shaw, Romero, Boyd, Martinez, Ornelas

NAY: None

THE MOTION CARRIED

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Staff stated there were 8 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 in favor.

Bill Kaufman, representative, stated he has been in contact with Commission Boyd, who is out ill today, would like to request a two week continuance.

The following citizens appeared to speak:

Christian Amador, spoke in opposition.

Nicole Elizalde, spoke in opposition.

Elida Rodriguez, spoke in opposition.

Sherry Posey, spoke in opposition.

Mary C. Flores, spoke in opposition.

Anna Cortez, spoke in opposition.

Z2014085

Idalia Perez, spoke in opposition.

Suzanna Segura, spoke in opposition.

Paul Pipkin, spoke in opposition.

Brady Alexander, spoke in opposition.

Marisol Cortez, read a letter in opposition into the record.

Mary Salinas, spoke in opposition.

Leonardo Trevino, spoke in opposition.

Maria Beriozabal, spoke in opposition.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

A motion was made by Commissioner Villarreal and seconded by Commissioner Ornelas to recommend denial.

AYES: Salazar, Briones, Villarreal, Shaw, Ornelas

NAY: Middleton, Romero

THE MOTION FAILED

Chairman Salazar stated this is the 2nd public hearing for his case, this case will move forward to City Council with a recommendation of denial from Zoning Commission.