

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
March 20, 2018**

DRAFT

The Zoning Commission of the City of San Antonio meets in the 1st Floor, Tobin Room of the Cliff Morton Development and Business Services Center at 1901 S. Alamo.

1:00 PM – Public Hearing

Roll Call

Present: Romero, Lopez, Head, McGhee, Kamath, Rosalez, Sipes, Gibbons, Nix, McDaniel
Absent: Briones

German Perez, World Wide Languages, translator was present.

Citizens to be heard:

Liz Franklin, spoke in favor for item 7, Z2017261.

Patti Zaiontz, SACS, read a statement in favor for item 25, Z2018145 HL.

Marilyn Mitten, passed time.

COMBINED HEARING:

Item 7 ZONING CASE # Z2017261 (Council District 2): A request for a change in zoning from "C-2 H AHOD" Commercial Dignowity Hill Historic Airport Hazard Overlay District and "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted for up to 15 Single-Family Units and live work units on 0.632 acres out of NCB 1372, located at 430 North Monumental Street, 1910 Houston Street, and 129 Florence Alley. Staff recommends Approval.

Staff mailed 26 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and the Dignowity Hill Neighborhood Association is in opposition.

COMMISSION ACTION

A motion was made by Head and seconded by Commissioner Nix to recommend Approval.

AYES: Romero, Lopez, Head, Kamath, Rosalez, Sipes, Gibbons, Nix, McDaniel
NAY: None

THE MOTION CARRIED

Item 8 ZONING CASE # Z2018056 (Council District 6): A request to assign zoning from "OCL" Outside City Limits to "C-2" Commercial District on 6.00 acres out of NCB 18297 (also known as Lot P-1, NCB 18297 and Lot P-1, CB 4450), located at 13253 Galm Road. Staff recommends Approval.

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Staff mailed 6 notices to the surrounding property owners, 1 returned in favor, and 0 returned in opposition.

COMMISSION ACTION

A motion was made by Head and seconded by Commissioner Nix to recommend Approval.

AYES: Romero, Lopez, Head, Kamath, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

- Item 9 ZONING CASE # Z2018090 (Council District 6):** A request for a change in zoning from "C-2 CD" Commercial District with a Conditional Use for a Home Improvement Center and assigning zoning for property "OCL" Outside City Limits to "MF-33" Multi-Family District on 18.21 acres out of NCB 18296 and CB 4450, generally located northwest of the FM 1560 and FM 471 intersection. Staff recommends Approval.

Staff mailed 10 notices to the surrounding property owners, 1 returned in favor, and 0 returned in opposition.

COMMISSION ACTION

A motion was made by Head and seconded by Commissioner Nix to recommend Approval.

AYES: Romero, Lopez, Head, Kamath, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

- Item 11 ZONING CASE # Z2018114 CD (Council District 5):** A request for a change in zoning from "C-3NA AHOD" General Commercial NonAlcoholic Sales Airport Hazard Overlay District and "C-2NA AHOD" Commercial NonAlcoholic Sales Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Construction Contractor Facility with Outside Storage on Lot C, Lot 26, and Lot 27 (save and except the west 8.5 feet), NCB 8602, located at 4803 South Flores Street. Staff recommends Approval.

Staff mailed 41 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition.

COMMISSION ACTION

A motion was made by Head and seconded by Commissioner Nix to recommend Approval.

AYES: Romero, Lopez, Head, Kamath, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

- Item 14 ZONING CASE # Z2018117 (Council District 3):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District on Lot 12, 13, and the East 50-feet of Lot 14, Block 31, NCB 8663, located at 109 East Crane Avenue. Staff recommends Approval.

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Staff mailed 24 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Mission San Juan Neighborhood Association.

COMMISSION ACTION

A motion was made by Head and seconded by Commissioner Nix to recommend Approval.

AYES: Romero, Lopez, Head, Kamath, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

- Item 15 ZONING CASE # Z2018118 (Council District 3):** A request for a change in zoning from "C-3" General Commercial District to "R-4" Residential Single-Family District on 17.414 acres out of NCB 10847, located at 1000 South W.W. White Road. Staff recommends Approval.

Staff mailed 10 notices to the surrounding property owners, 3 returned in favor, and 0 returned in opposition.

COMMISSION ACTION

A motion was made by Head and seconded by Commissioner Nix to recommend Approval.

AYES: Romero, Lopez, Head, Kamath, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

- Item 17 ZONING CASE # Z2018120 (Council District 10):** A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for twenty-one (21) Townhomes on Lot 39, Block C, NCB 8711, located at 3146 Eisenhower Road. Staff recommends Approval.

Staff mailed 14 notices to the surrounding property owners as well as 62 notices to the surrounding condo owners, 1 returned in favor, 1 returned in opposition, and no response from the Oak-Park Northwood Neighborhood Association.

COMMISSION ACTION

A motion was made by Head and seconded by Commissioner Nix to recommend Approval.

AYES: Romero, Lopez, Head, Kamath, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

- Item 19 ZONING CASE # Z2018123 CD (Council District 1):** A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office on Lot 13, Block 2, NCB 8417, located at 232 Sherwood Drive. Staff recommends Approval.

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Staff mailed 18 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Los Angeles Heights Neighborhood Association.

COMMISSION ACTION

A motion was made by Head and seconded by Commissioner Nix to recommend Approval.

AYES: Romero, Lopez, Head, Kamath, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

Item 20 ZONING CASE # Z2018124 (Council District 10): 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 the northwest 409.56-feet of Lot 10, Block 1, NCB 16862, located at 9906 Iota Drive. Staff recommends Approval.

Staff mailed 14 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Steeplechase Neighborhood Association.

COMMISSION ACTION

A motion was made by Head and seconded by Commissioner Nix to recommend Approval.

AYES: Romero, Lopez, Head, Kamath, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

Item 22 ZONING CASE # Z2018126 (Council District 3): A request for a change in zoning from "MR AHOD" Military Reservation Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 2.92 acres out of NCB 10879, located at 3005 Sidney Brooks Drive. Staff recommends Approval.

Staff mailed 4 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition.

COMMISSION ACTION

A motion was made by Head and seconded by Commissioner Nix to recommend Approval.

AYES: Romero, Lopez, Head, Kamath, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

Item 23 ZONING CASE # Z2018128 (Council District 2): A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District and "L AHOD" Light Industrial Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 168.45 acres out of NCB 12867 and NCB 35098, located at 5502 IH-10 East. Staff recommends Approval, pending the Plan Amendment. (Associated Plan Amendment 18041)

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Staff mailed 15 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition.

COMMISSION ACTION

A motion was made by Head and seconded by Commissioner Nix to recommend Approval.

AYES: Romero, Lopez, Head, Kamath, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

Item 24 ZONING CASE # Z2018132 (Council District 6): A request for a change in zoning from “R-6” Residential Single-Family District to “C-2” Commercial District on 14.9 acres out of NCB 18297 (also known as Lot P-1, NCB 18297 and Lot P-1, CB 4450), located at 13253 Galm Road. Staff recommends Approval.

Staff mailed 6 notices to the surrounding property owners, 1 returned in favor, and 0 returned in opposition.

COMMISSION ACTION

A motion was made by Head and seconded by Commissioner Nix to recommend Approval.

AYES: Romero, Lopez, Head, Kamath, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

Item 25 ZONING CASE # Z2018145 H (Council District 2): A request for a change in zoning to add the “H” Historic designation and remove the “NCD-9” Westfort Neighborhood Conservation District to all existing zoning on multiple properties in NCB 3593, 3855, 3856, 3858; located at 214 Army Boulevard, 218 Army Boulevard, 220 Army Boulevard, 221 Army Boulevard, 226 Army Boulevard, 230 Army Boulevard, 235 Army Boulevard, 237 Army Boulevard, 238 Army Boulevard, 239 Army Boulevard, 240 Army Boulevard, 242 Army Boulevard, 247 Army Boulevard, 262 Army Boulevard, 302 Army Boulevard, 305 Army Boulevard, 306 Army Boulevard, 309 Army Boulevard, 315 Army Boulevard, 316 Army Boulevard, 319 Army Boulevard, 320 Army Boulevard, 327 Army Boulevard, 330 Army Boulevard, 331 Army Boulevard, 335 Army Boulevard, 336 Army Boulevard, 337 Army Boulevard, 338 Army Boulevard, 339 Army Boulevard, 341 Army Boulevard, 343 Army Boulevard, 223 Brahan Boulevard, 225 Brahan Boulevard, 227 Brahan Boulevard, 231 Brahan Boulevard, 239 Brahan Boulevard, 251 Brahan Boulevard, 255 Brahan Boulevard, 259 Brahan Boulevard, 301 Brahan Boulevard, 302 Brahan Boulevard, 305 Brahan Boulevard, 306 Brahan Boulevard, 310 Brahan Boulevard, 311 Brahan Boulevard, 312 Brahan Boulevard, 315 Brahan Boulevard, 316 Brahan Boulevard, 318 Brahan Boulevard, 320 Brahan Boulevard, 321 Brahan Boulevard, 322 Brahan Boulevard, 324 Brahan Boulevard, 326 Brahan Boulevard, 330 Brahan Boulevard, 330 Brahan Boulevard, 333 Brahan Boulevard, 337 Brahan Boulevard, 345 Brahan Boulevard, 353 Brahan Boulevard, 359 Brahan Boulevard, 363 Brahan Boulevard, 367 Brahan Boulevard, 210 Haywood Avenue, 214 Haywood Avenue. Staff recommends Approval.

Staff mailed 111 notices to the surrounding property owners, 1 returned in favor, 3 returned in opposition, and no response from the Westfort Alliance Neighborhood Association.

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COMMISSION ACTION

A motion was made by Head and seconded by Commissioner Nix to recommend Approval.

AYES: Romero, Lopez, Head, Kamath, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

WITHDRAWN/POSTPONED

Item 1 Z2018057 – Withdrawn

INDIVIDUAL CONSIDERATION

Item 2 ZONING CASE # Z2018107 ERZD (Council District 9): A request for a change in zoning from "C-3R MLOD-1 ERZD" General Commercial Restrictive Alcoholic Sales Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "C-3 MLOD-1 ERZD" General Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on Lot 39, Block 9, NCB 15670, located at 18195 San Pedro Avenue. Staff recommends Approval.

Staff mailed 7 notices to the surrounding property owners, 1 returned in favor, and 0 returned in opposition.

Caroline McDonald, representative, stated the request is to remove the “R” zoning to be able to sell alcohol.

Mike Escalante, SAWS representative, stated SAWS recommends Approval.

No citizens appeared to speak.

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.

The Zoning Commissioners discussed and commented on the presented case.

COMMISSION ACTION

A motion was made by Commissioner Gibbons and seconded by Commissioner Nix to recommend Approval.

AYES: Romero, Lopez, Head, Kamath, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

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Item 3 (Continued from 02/20/18) **ZONING CASE # Z2018070 (Council District 2):** A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for fifteen (15) residential duplex units on Lot A36, A37, A38, Block S1, NCB 2955, located at 1349 Essex Street. Staff recommends Approval.

Staff mailed 45 notices to the surrounding property owners, 0 returned in favor, 5 returned in opposition, and the Denver Heights Neighborhood Association is in favor.

Patrick Christensen, representative, stated the planned project is to build fifteen (15) duplex units.

The following citizens appeared to speak:

Carla Velasco, spoke for her mother Ms. Esparza, spoke regarding environmental concerns.

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 Head and seconded by Commissioner Nix to recommend Approval.

AYES: Romero, Lopez, Head, Kamath, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

Item 4 (Continued from 03/06/18) **ZONING CASE # Z2018083 (Council District 3):** 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 19, Block 2, NCB 11950, located at 2215 Goliad Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18022)

Staff mailed 26 notices to the surrounding property owners, 0 returned in favor, 1 returned in opposition. The Highland Hills Neighborhood Association is opposed to "C-2 NA".

Gabriel Hausauer, representative, amended the rezoning request to "C-1".

The following citizens appeared to speak:

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.

The Zoning Commissioners discussed and commented on the presented case.

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COMMISSION ACTION

A motion was made by Commissioner McDaniel and seconded by Commissioner Head for a continuance to April 3, 2018.

AYES: Romero, Lopez, Head, Kamath, Rosalez, Sipes, Nix, McDaniel

NAY: Gibbons

THE MOTION CARRIED

Item 5 (Continued from 03/06/18) ZONING CASE # Z2018101 CD (Council District 1): 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 a Professional Office on Lot 1, Block 3, NCB 10024, located at 273 Redrock Drive. Staff recommends Approval.

Staff mailed 26 notices to the surrounding property owners, 0 returned in favor, and 7 returned in opposition. The North Central Neighborhood Association is in opposition and no response from the Dellview Neighborhood Association.

Roger Jimenez, representative, stated the planned project is for a small office with parking in the rear.

No citizens appeared to speak.

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.

The Zoning Commissioners discussed and commented on the presented case.

COMMISSION ACTION

A motion was made by Commissioner Lopez and seconded by Commissioner McDaniel to recommend Denial.

AYES: Romero, Lopez, Head, Kamath, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED AS DENIAL

Item 6 (Continued from 03/06/18) ZONING CASE # Z2018105 (Council District 1): A request for a change in zoning from "MF-33 H AHOD" Multi-Family Tobin Hill Historic Airport Hazard Overlay District and "IDZ H AHOD" Infill Development Zone Tobin Hill Historic Airport Hazard Overlay District for Three (3) Attached Single-Family Units on the south 50 feet of Lot 1 and Lot 2, Block 15, NCB 1742, located at 416 Kendall Street. Staff recommends Approval, pending the Plan Amendment. (Associated Plan Amendment 18029)

Staff mailed 26 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition, and the Tobin Hill Community Association is not in favor.

John Hill, representative, presented an amended site plan for a planned project for three (3) units.

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The following citizens appeared to speak:

Richard Moore, President of the Tobin Hill NA, spoke in favor.

Ben Fairbank, THCA, 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.

The Zoning Commissioners discussed and commented on the presented case.

COMMISSION ACTION

A motion was made by Commissioner Lopez and seconded by Commissioner Rosalez to recommend Approval

AYES: Romero, Lopez, Head, Kamath, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

Item 10 ZONING CASE # Z2018098 (Council District 1): A request for a change in zoning from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District and "I-1 RIO-7D HS AHOD" General Industrial River Improvement Overlay Historic Significant Airport Hazard Overlay District to "IDZ RIO-7D AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, a Bar/Tavern and Multi-Family with no more than 150 units per acre and to remove the Historic designation on 7.527 acres out of NCB 985, located at 931 South Flores Street. Staff recommends Approval.

Staff mailed 54 notices to the surrounding property owners, and the King William Neighborhood Association is in favor of development but opposed to density.

Staff stated a continuance is required due to notification issues.

Patrick Christensen, representative, stated he will present at the next scheduled hearing, and will answer any community or commissioner questions.

The following citizens appeared to speak:

Summer Greathouse, Camp Street Resident, spoke in opposition.

Kris Bentkowski, yielded minutes to Karl Baker.

Tomme Hall, yielded minutes to Cathey Meyers.

Cathey Meyer, Judson Lofts, spoke in opposition.

Guillermo Nicolas, passed time.

John Allman, Judson Lofts, concern with the planned project and requested more information.

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Chris McKnight, yielded minutes to Karl Baker.

Karl Baker, Linda Pace Foundation, concerns regarding the mass and height impacts to the project Ruby City.

Penelope Speier, passed time.

Sonny Collins, passed time.

Bethany Dickey, left the meeting.

Susan Patterson, left the meeting.

Maris Guerra, passed time.

Brandi Ware, passed time.

Sally Hammann, left the meeting.

Louis Delgado, left the meeting.

Suzanne Carnes, left the meeting.

Rick Liberto, left the meeting.

Mary Nethery, passed time.

Robert Alfieri, passed time.

Cherise Bell, spoke in opposition.

Tophe Guerra, passed time.

Georgia Erck, passed time.

Tom James, passed time.

Martha Barom, passed time.

Christine Vina, passed time.

Peg Rangel, passed time.

Orlando Rangel, passed time.

Jane Henry, Judson Lofts, passed time.

Margaret Leeds, yielded minutes to Traci Moon.

Traci Moon, read a statement in opposition from King William NA.

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Roselyn Cogburn, yielded minutes to Traci Moon.

Susan Heard, passed time.

Chris Erck, pass time.

Chris Burrell, passed time.

John Carnes, left the meeting.

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.

The Zoning Commissioners discussed and commented on the presented case.

COMMISSION ACTION

A motion was made by Commissioner Lopez and seconded by Commissioner McDaniel for a continuance to April 17, 2018.

AYES: Romero, Lopez, Head, Kamath, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

Item 12 ZONING CASE # Z2018115 (Council District 5): A request for a change in zoning from "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for four (4) residential dwelling units to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for (six) 6 residential dwelling units on Lot 25 and 26, Block 7, NCB 3910, located at 723 Recio Street. Staff recommends Denial. (Associated Plan Amendment 18035)

Staff mailed 35 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition.

Seref Hacibektasoglu, representative, stated the property was purchased as a six (6) unit complex, and would like to remold the building and become compliant with the six (6) units.

The following citizens appeared to speak:

Tito Fernandez, Contractor, stated the project would like to conform for the six (6) units. He also presented photos of the current building and the potential renovations that are planned, along with a petition from the neighbors with 21 signatures in favor.

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.

The Zoning Commissioners discussed and commented on the presented case.

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COMMISSION ACTION

A motion was made by Commissioner McDaniel and seconded by Commissioner Sipes to recommend Denial.

AYES: McDaniel

NAY: Romero, Lopez, Head, Kamath, Rosalez, Sipes, Gibbons, Nix

THE MOTION FAILED

A motion to reconsider was made by Commissioner Head and seconded by Commissioner Nix.

AYES: Romero, Lopez, Head, Kamath, Rosalez, Sipes, Gibbons, Nix

NAY: McDaniel

THE MOTION CARRIED

A motion was made by Commissioner Lopez and seconded by Commissioner Head to recommend Approval for "IDZ" with uses permitted for six (6) residential dwelling units.

AYES: Romero, Lopez, Head, Kamath, Rosalez, Sipes, Gibbons, Nix

NAY: McDaniel

THE MOTION CARRIED

Commissioner McGhee entered the Zoning Commission meeting at 3:28 pm

- Item 13 ZONING CASE # Z2018116 (Council District 2):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District on Lot 5, Block 1, NCB 13758, located at 114 Roundtree Lane. Staff recommends Denial.

Staff mailed 26 notices to the surrounding property owners, 0 returned in favor, and 2 returned in opposition.

Applicant not present.

No citizens appeared to speak.

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.

The Zoning Commissioners discussed and commented on the presented case.

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COMMISSION ACTION

A motion was made by Commissioner Head and seconded by Commissioner Rosalez to recommend Denial.

AYES: Romero, Lopez, Head, McGhee, Kamath, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

Item 16 ZONING CASE # Z2018119 (Council District 3): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 1.425 acres out of NCB 10938, located at 740 Hot Wells Boulevard. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment 18036)

Staff mailed 18 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and the Highland Hills Neighborhood Association is in opposition.

Staff stated the applicant requested a continuance.

No citizens appeared to speak.

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.

The Zoning Commissioners discussed and commented on the presented case.

COMMISSION ACTION

A motion was made by Commissioner McGhee and seconded by Commissioner Lopez for a continuance to April 3, 2018.

AYES: Romero, Lopez, Head, McGhee, Kamath, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

Item 18 ZONING CASE # Z2018122 (Council District 2): A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-18" Limited Density Multi-Family District on Lot 35, 36, 37 and the east 5-feet of Lot 34, Block 40, NCB 1608, located at 215 Porter Street. Staff recommends Denial.

Staff mailed 32 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition, and the Denver Heights Neighborhood Association is in favor.

Peter French, representative, stated the planned project is for five (5) units with covered parking.

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The following citizens appeared to speak:

Peggy Brimhall, spoke in favor of the project.

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.

The Zoning Commissioners discussed and commented on the presented case.

COMMISSION ACTION

A motion was made by Commissioner Head and seconded by Commissioner Gibbons to recommend Approval.

AYES: Romero, Lopez, Head, McGhee, Kamath, Rosalez, Sipes, Gibbons, Nix

NAY: McDaniel

THE MOTION CARRIED

Item 21 ZONING CASE # Z2018125 (Council District 2): A request for a change in zoning from "R-6 H AHOD" Residential Single-Family Government Hill Historic Airport Hazard Overlay District to "RM-4 H AHOD" Residential Mixed Government Hill Historic Airport Hazard Overlay District on Lot 2, Block 2, NCB 1266, located at 808 East Carson. Staff recommends Approval, pending the Plan Amendment. (Associated Plan Amendment 18038)

Staff mailed 22 notices to the surrounding property owners, 9 returned in favor, 5 returned in opposition, and no response from Government Hill Alliance.

Peggy Brimhall, representative, presented a presentation to the Zoning Commission on the current zoning and how the property has the potential for "RM-4". She stated she would like to revitalize the neighborhood by making three (3) condos in the front and a casita in the back with adequate parking with an aesthetic design to fit with the surrounding properties. She explained the proposed site plan.

The following citizens appeared to speak:

Retaya Leva,

Christina Reck-Guerra, spoke in opposition and presented a petition. She requested a continuance.

Tiffany O'Neal, spoke in opposition.

Todd Mernin, yielded minutes to Tiffany O'Neal.

Cindy Tower, yielded minutes to Tiffany O'Neal.

Patti Zaiontz, SACS, read a statement in opposition.

Liz Franklin, spoke in favor.

Joann Murillo, spoke in opposition and presented a petition with fifteen (15) signatures in opposition.

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Raul Saucedo, spoke in opposition.

Stephen Mazurek, spoke in opposition.

Denise Homer, spoke in opposition and read a letter of Government Hill guidelines and showed pictures of the property.

Angie Salazar, yielded minutes to Denise Homer.

Marlene Hawkins, spoke in opposition.

Marie Stout, stated she lives next to the property and is not opposed to the proposed project.

Michael Guerra, spoke in opposition.

Rose Hill, President of Governemt Hill Alliance, stated there was miscommunication regarding the information on the proposed project, and requested a decision from the Zoning Commission.

Peter French, yielded minutes to Rose Hill.

Fabian Sanchez, spoke in opposition.

Antonio Infante, 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.

The Zoning Commissioners discussed and commented on the presented case.

COMMISSION ACTION

A motion was made by Commissioner Head and seconded by Commissioner Nix for a continuance to April 3, 2018.

AYES: Romero, Lopez, Head, McGhee, Kamath, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

Item 30 Consideration of the March 6, 2018 Zoning Commission Minutes

Chairwoman Romero motioned for approval of the minutes as amended and all the Commissioners voted in the affirmative.

Director's Report:

There being no further business, the meeting was adjourned at 5:12 p.m.

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APPROVED:

Dr. Francine Romero, Chair

ATTEST:

Melissa Ramirez, Assistant Director