

ZONING CASE # Z2018115 (Council District 5) – March 20, 2018

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.

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

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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