

**Z2014004 CD**

**ZONING CASE NUMBER Z2014004 CD (Council District 4)** – November 19, 2013

A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-6 CD AHOD” Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Two Dwelling Units on Lot 2, Block 2, NCB 9851; 107 Fernleaf Avenue. Staff recommends denial.

Staff stated there were 36 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 in favor no response from Quintana Community Neighborhood Association. Staff mailed 33 notices to the Planning Team.

Jimmy Kopeck, stated he is requesting this change in zoning to allow for the existing duplex unit on the subject property. He stated he has owned the property for 29 years and has always been used as a duplex. During the permitting process for upgrading the electrical, he was informed by city staff that he was not properly zoned for a duplex.

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 Salazar and seconded by Commissioner McFarland to recommend approval.

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

**NAY: None**

**THE MOTION CARRIED**