

January 19, 2016

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
January 19, 2016**

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

1. **1:05 PM – Public Hearing**
2. Roll Call.

Present: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Martinez, Rose-Gonzales,
Romero, P. McGee, King
Absent: Garcia

COMBINED HEARING:

3. **Consideration of amendments to Chapter 35 of the Municipal Code, the Unified Development Code, to modify regulations for Conservation Subdivisions, and to add provisions to the Code to allow for Low Impact Development (LID).**

COMMISSION ACTION

A motion was made by Commissioner King and seconded by Commissioner Salazar to recommend approval.

Ayes: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Martinez, Rose-Gonzales,
Romero, P. McGee, King
NAY: None

THE MOTION CARRIED

4. **ZONING CASE # Z2016024 (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 24.04 acres of land out of NCB 10879 and "I-1 AHOD" General Industrial Airport Hazard Overlay District on 230.502 acres of land out of NCB 10879, generally located in the 3800 Block of Lyster Road at the intersection of Goliad Road and Lyster Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16006)

Staff mailed 98 notices to the surrounding property owners, 1 returned in favor, and 0 returned in opposition.

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COMMISSION ACTION

A motion was made by Commissioner King and seconded by Commissioner Salazar to recommend approval.

Ayes: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Martinez, Rose-Gonzales, Romero, P. McGee, King

NAY: None

THE MOTION CARRIED

5. **ZONING CASE # Z2016027 (Council District 2):** A request for a change in zoning from "NC H AHOD" Neighborhood Commercial Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Historic Airport Hazard Overlay District with two (2) Single-Family uses on 0.1465 acres of land out of NCB 520 located at 432 Burleson Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16007)

Staff mailed 24 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and the Dignowity Hills Neighborhood Association is in favor.

COMMISSION ACTION

A motion was made by Commissioner King and seconded by Commissioner Salazar to recommend approval.

Ayes: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Martinez, Rose-Gonzales, Romero, P. McGee, King

NAY: None

THE MOTION CARRIED

6. **ZONING CASE # Z2016029 (Council District 10):** A request for a change in zoning from "C-2 IH-1 AHOD" Commercial Northeast Gateway Corridor Airport Hazard Overlay District to "C-3 CD IH-1 AHOD" General Commercial Northeast Gateway Corridor Airport Hazard Overlay District with Conditional Use for RV/Boat Storage on 5.87 acres of land out of NCB 15724 located in the 12600 Block of Judson Road. Staff recommends Approval, pending Plan Amendment.

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

COMMISSION ACTION

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A motion was made by Commissioner King and seconded by Commissioner Salazar to recommend approval.

Ayes: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Martinez, Rose-Gonzales, Romero, P. McGee, King

NAY: None

THE MOTION CARRIED

7. **ZONING CASE # Z2016043 S (Council District 10):** A request for a change in zoning from "C-2 NA AHOD" Commercial Non-Alcoholic Sales Airport Hazard Overlay District and "QD S AHOD" Quarry Airport Hazard Overlay District with a Specific Use Authorization for Blasting and Asphaltic Concrete to "C-3 NA S AHOD" General Commercial Non-Alcoholic Sales Airport Hazard Overlay District with a Specific Use Authorization for a Construction Contractor Facility with Outside Storage of Materials and Equipment on 15.081 acres of land out of NCB 34963 located at 5425 North Loop 1604 East. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16012)

Staff mailed 12 notices to the surrounding property owners, 1 returned in favor, and 0 returned in opposition.

COMMISSION ACTION

A motion was made by Commissioner King and seconded by Commissioner Salazar to recommend approval.

Ayes: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Martinez, Rose-Gonzales, Romero, P. McGee, King

NAY: None

THE MOTION CARRIED

8. **ZONING CASE # Z2016044 (Council District 3):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on 10.4512 acres of land out of NCB 12509 located at Southeast Loop 410 at Walhalla Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16013)

Staff mailed 218 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition.

COMMISSION ACTION

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A motion was made by Commissioner King and seconded by Commissioner Salazar to recommend approval.

Ayes: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Martinez, Rose-Gonzales, Romero, P. McGee, King

NAY: None

THE MOTION CARRIED

9. **ZONING CASE # Z2016046 (Council District 1):** A request for a change in zoning from "C-2 NCD-1 AHOD" Commercial South Presa/South Saint Mary's Street Neighborhood Conservation Airport Hazard Overlay District and "C-3NA NCD-1 AHOD" General Commercial Nonalcoholic Sales South Presa/South Saint Mary's Street Neighborhood Conservation Airport Hazard Overlay District to "IDZ NCD-1 AHOD" Infill Development Zone South Presa/South Saint Mary's Street Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "MF-25" Low Density Multi-Family District on Lot 3, Block 30, NCB 3036 and Lot 1, Block 1, NCB 2959 located at 1610 South Presa Street and 1614 South Presa Street. Staff recommends Approval.

Staff mailed 34 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and the La Vaca Neighborhood Association is in favor.

COMMISSION ACTION

A motion was made by Commissioner King and seconded by Commissioner Salazar to recommend approval.

Ayes: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Martinez, Rose-Gonzales, Romero, P. McGee, King

NAY: None

THE MOTION CARRIED

10. **ZONING CASE # Z2016047 (Council District 1):** A request for a change in zoning district from "C-2 NCD-1 AHOD" Commercial South Presa/South Saint Mary's Street Neighborhood Conservation Airport Hazard Overlay District and "C-3 NCD-1 AHOD" General Commercial South Presa/South Saint Mary's Street Neighborhood Conservation Airport Hazard Overlay District and "RM-4 NCD-1 AHOD" Residential Mixed South Presa/South Saint Mary's Street Neighborhood Conservation Airport Hazard Overlay District to "IDZ NCD-1 AHOD" Infill Development Zone South Presa/South Saint Mary's Street Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "MF-25" Low Density Multi-Family District on East 86.5 feet of Lots 1, 2, and 3 Block 2, NCB 3097 and Lot 1 and the north 49 feet of Lot 4, NCB 2979 located at 1603 South Presa Street and 1613 South Presa Street. Staff recommends Approval.

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Staff mailed 36 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and the La Vaca Neighborhood Association is in favor.

COMMISSION ACTION

A motion was made by Commissioner King and seconded by Commissioner Salazar to recommend approval.

Ayes: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Martinez, Rose-Gonzales, Romero, P. McGee, King

NAY: None

THE MOTION CARRIED

11. **ZONING CASE # Z2016049 CD (Council District 2):** A request for a change in zoning from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with Conditional Use for a Truck Repair and Maintenance Facility on Lots 6, 7, 8, 9, 10, Block 5, NCB 12875 located at 9330 Northeast Loop 410. Staff recommends Approval.

Staff mailed 19 notices to the surrounding property owners, 6 returned in favor, 0 returned in opposition, and the Eastgate Neighborhood Association is in favor.

COMMISSION ACTION

A motion was made by Commissioner King and seconded by Commissioner Salazar to recommend approval.

Ayes: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Martinez, Rose-Gonzales, Romero, P. McGee, King

NAY: None

THE MOTION CARRIED

12. **ZONING CASE # Z2016051 (Council District 2):** A request for a change in zoning from "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District to "R-3 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District on Lot 3, Block 17, NCB 569 located at 610 Dawson Street. Staff recommends Approval.

Staff mailed 31 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Dignowity Hill Neighborhood Association.

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COMMISSION ACTION

A motion was made by Commissioner King and seconded by Commissioner Salazar to recommend approval.

Ayes: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Martinez, Rose-Gonzales, Romero, P. McGee, King

NAY: None

THE MOTION CARRIED

13. **ZONING CASE # Z2016054 HL (Council District 2):** A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "RM-4 HL AHOD" Residential Mixed Historic Landmark Airport Hazard Overlay District on Lot 11, Block 1, NCB 1396 located at 119 Dreiss Street. Staff recommends Approval.

Staff mailed 34 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Denver Heights Neighborhood Association.

COMMISSION ACTION

A motion was made by Commissioner King and seconded by Commissioner Salazar to recommend approval.

Ayes: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Martinez, Rose-Gonzales, Romero, P. McGee, King

NAY: None

THE MOTION CARRIED

14. **ZONING CASE # Z2016056 S (Council District 10):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "L S AHOD" Light Industrial Airport Hazard Overlay District with Specific Use Authorization for a Construction Contractor Facility on Lot 31, Block 1, NCB 14051 located at 6610 Topper Run. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA 16009)

Staff mailed 21 notices to the surrounding property owners, 1 returned in favor, and 1 returned in opposition.

COMMISSION ACTION

A motion was made by Commissioner King and seconded by Commissioner Salazar to recommend approval.

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Ayes: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Martinez, Rose-Gonzales,
Romero, P. McGee, King
NAY: None

THE MOTION CARRIED

15. **ZONING CASE # Z2016057 (Council District 6):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District on 6.860 acres of land out of NCB 17873 located at 8777 Marbach Road. Staff Recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16016)

Staff mailed 23 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition.

COMMISSION ACTION

A motion was made by Commissioner King and seconded by Commissioner Salazar to recommend approval.

Ayes: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Martinez, Rose-Gonzales,
Romero, P. McGee, King
NAY: None

THE MOTION CARRIED

16. **ZONING CASE # Z2016059 (Council District 8):** A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MF-65 AHOD" Multi-Family Airport Hazard Overlay District on 3.399 acres of land out of NCB 13666 located at 2700 and 2800 Babcock Road. Staff recommends Approval.

Staff mailed 19 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and no response from the Village at Rustic Oaks Neighborhood Association.

COMMISSION ACTION

A motion was made by Commissioner King and seconded by Commissioner Salazar to recommend approval.

Ayes: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Martinez, Rose-Gonzales,
Romero, P. McGee, King
NAY: None

THE MOTION CARRIED

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17. **ZONING CASE # Z2016070 (Council District 6):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-1 GC-2 AHOD" General Industrial Highway 151 Corridor Airport Hazard Overlay District to "MF-40 AHOD" Multi-Family Airport Hazard Overlay District and "MF-40 GC-2 AHOD" Multi-Family Highway 151 Corridor Airport Hazard Overlay District on 5.540 acres of land out of NCB 15329 located at the Southwest Corner of Richland Hills Drive and Ingram Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16018)

Staff mailed 12 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition.

COMMISSION ACTION

A motion was made by Commissioner King and seconded by Commissioner Salazar to recommend approval.

Ayes: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Martinez, Rose-Gonzales, Romero, P. McGee, King

NAY: None

THE MOTION CARRIED

18. **ZONING CASE # Z2016053 HL (Council District 5):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 HL AHOD" Residential Single-Family Historic Landmark Airport Hazard Overlay District on Lots 39 through 42, Block 8, NCB 8199 located at 4537 Monterey Street. Staff recommends Approval.

Staff mailed 42 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition.

COMMISSION ACTION

A motion was made by Commissioner King and seconded by Commissioner Salazar to recommend approval.

Ayes: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Martinez, Rose-Gonzales, Romero, P. McGee, King

NAY: None

THE MOTION CARRIED

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REQUESTED CONTINUANCES:

19. **ZONING CASE # Z2015311 ERZD (Council District 9):** A request for a change in zoning from "C-3 S MLOD-1 ERZD" General Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with Specific Use Authorization for Animal Clinic, Automobile Parts Sales Facility, Building Specialties, Retail Facility, Paint and Wallpaper Store with Retail and Wholesale Sales, Print Shop, and Blueprinting Photostatting Facility to "MF-50 MLOD-1 ERZD" Multi-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on Lot 11, Block 4, NCB 15671 located at 1900 Block of East Sonterra Boulevard. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA 15089)

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 P. McGee and seconded by Commissioner Martinez for a continuance to February 2, 2016.

Ayes: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Martinez, Rose-Gonzales, Romero, P. McGee, King

NAY: None

THE MOTION CARRIED

20. **(Continued from 12/15/15) ZONING CASE # Z2016026 CD (Council District 6):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Manufactured Home/Oversized Vehicle Sales, Service or Storage on 0.510 acres of land out of NCB 34400 generally located southeast of the intersection of Loop 1604 North frontage and Kilmarnoch. Staff recommends Approval.

The following citizens appeared to speak:

Jori Zabava, will wait until the next hearing to express concerns.

Brent Fleming, will wait until the next hearing to express 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.

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COMMISSION ACTION

A motion was made by Commissioner P. McGee and seconded by Commissioner Martinez for a continuance to February 2, 2016.

Ayes: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Martinez, Rose-Gonzales, Romero, P. McGee, King

NAY: None

THE MOTION CARRIED

21. **ZONING CASE # Z2016019 (Council District 5):** A request for a change in zoning from "R-6 AHOD" Residential Single Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District to allow for five (5) Single Family Dwellings on 0.29 acres of land out of NCB 2574 and NCB 2859 located in the 200 Block of Simon Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16005)

The following citizens appeared to speak:

Ramona Rivera, 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 P. McGee and seconded by Commissioner Martinez for a continuance to February 2, 2016.

Ayes: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Martinez, Rose-Gonzales, Romero, P. McGee, King

NAY: None

THE MOTION CARRIED

22. **ZONING CASE # Z2016045 (Council District 2):** A request for a change in zoning from "C-3NA," General Commercial Nonalcoholic Sales District, "I-1" General Industrial District, "NP-10" Neighborhood Preservation District, and "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "I-1" General Industrial District and "I-1 AHOD" General Industrial Airport Hazard Overlay District on 96.23 acres of land out of NCB 12886 located at 1178, 1520, and 1542 Southeast Loop 410. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16014)

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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 P. McGee and seconded by Commissioner Martinez for a continuance to February 2, 2016.

Ayes: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Martinez, Rose-Gonzales, Romero, P. McGee, King

NAY: None

THE MOTION CARRIED

23. **ZONING CASE # Z2016050 (Council District 4):** A request for a change in zoning from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on the North 104.69 feet of Lot 2, Block 1, NCB 14567 located at 9450 New Laredo Highway. Staff recommends Approval.

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 P. McGee and seconded by Commissioner Martinez for a continuance to February 2, 2016.

Ayes: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Martinez, Rose-Gonzales, Romero, P. McGee, King

NAY: None

THE MOTION CARRIED

24. **ZONING CASE # Z2016068 (Council District 8):** A request for a change in zoning from "O-1 UC-1 MLOD-1 MSAO-1 AHOD" Light Office IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Sound Attenuation Overlay Airport Hazard Overlay District to "O-2 UC-1 MLOD-1 MSAO-1 AHOD" High Rise Office IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Sound Attenuation Overlay Airport Hazard Overlay District on 2.274 acres out of NCB 34725 located at 6912 Camp Bullis Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16017)

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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 P. McGee and seconded by Commissioner Martinez for a continuance to February 2, 2016.

Ayes: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Martinez, Rose-Gonzales, Romero, P. McGee, King

NAY: None

THE MOTION CARRIED

25. **(Continued from 12/01/15) ZONING CASE # Z2016003 (Council District 2):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Manufactured Home, Oversized Vehicle Sales, Service and Storage on 5.421 acres of land out of NBC 13811 located at 5315, 5319, and 5331 Sherri Ann Road. Staff recommends Approval.

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 P. McGee and seconded by Commissioner Salazar for a continuance to February 16, 2016.

AYES: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Martinez, Rose-Gonzales, Romero, P. McGee, King

NAY: None

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION

26. **ZONING CASE # Z2015093 CD S ERZD (Council District 9):** A request for a change in zoning from "C-2 MLOD-1 AHOD ERZD" Commercial Camp Bullis Military Lighting Airport Hazard Overlay Edwards Recharge Zone District to "C-2 CD S MLOD-1 AHOD ERZD" Commercial Camp Bullis Military Lighting Airport Hazard Overlay Edwards Recharge Zone District with a Conditional Use and Specific Use Authorization for an Office

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Warehouse on Lot 18, Block 13, NCB 13827 located at 139 Kenley Place. Staff recommends Approval.

Staff mailed 11 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition, and no response from the Shady Oaks Neighborhood Association.

Mike Escalante, SAWS Representative, presented SAWS recommendation of Approval.

Brian Wiggins, Architect, stated the property is used as a tile showroom, storage and pickup.

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.

COMMISSION ACTION

A motion was made by Commissioner P. McGee and seconded by Commissioner King to recommend approval with all SAWS recommendations.

AYES: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Martinez, Rose Gonzales, Romero, P. McGee, King

NAY: None

THE MOTION CARRIED

27. **ZONING CASE # Z2016011 S ERZD (Council District 9):** A request for a change in zoning from "C-2 MLOD ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "C-2 MLOD S ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with Specific Use Authorization for Wireless Communications System on approximately 0.0459 of an acre of land out of NCB 15670 located at 88 Trailcrest Street. Staff recommends Approval.

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

Mike Escalante, SAWS Representative, presented SAWS recommendation of Approval.

Vince Huebinger, representative, stated the request of zoning is for an existing cell tower.

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.

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COMMISSION ACTION

A motion was made by Commissioner P. McGee and seconded by Commissioner King to recommend approval with all SAWS recommendations.

AYES: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Martinez, Rose Gonzales, Romero, P. McGee, King

NAY: None

THE MOTION CARRIED

Commissioner Martinez left the session at 1:53p.m.

28. **(Continued from 12/15/15) ZONING CASE # Z2016036 CD (Council District 8):** A request for a change in zoning from "C-3NA" General Commercial Nonalcoholic Sales District and "O-2" Office District to "C-2 CD" Commercial District with Conditional Use for Automotive and Light Truck Repair on 0.233 acres of land out of NCB 14702, located at 9617 Huebner Road. Staff recommends Approval.

Staff mailed 15 notices to the surrounding property owners, 0 returned in favor, 1 returned in opposition, and the Oakland Estates Neighborhood Association is in favor.

Tony Pena, representative, stated the owner would like to expand the business with an additional structure.

The following citizens appeared to speak:

Ross Laughead, Oakland Estates Neighborhood Association, spoke in favor and would like the conditions agreed upon read into the motion.

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 Romero and seconded by Commissioner P. McGee to recommend approval with the following conditions:

- Garbage receptacles screened
- Monument signage only
- No outside speakers
- Cut-off lighting only; light source no higher than 15'

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- 6' Masonry or solid wood fence at rear of property
- Type D buffer on any part of property adjoining interior parcels zoned or used for single family
- 50' structure setback from the rear property line
- Hours of operation limited to 8:30 AM to 6:30 PM, Monday through Friday

AYES: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Rose Gonzales, Romero, P. McGee, King

NAY: None

THE MOTION CARRIED

29. **ZONING CASE # Z2016042 (Council District 5):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "O-1" Office District on Lot 2, Block 3, NCB 2232 located at 1618 West Martin Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16011)

Staff mailed 35 notices to the surrounding property owners, 1 returned in favor, and 0 returned in opposition. No responses from the Gardendale and Prospect Hill Neighborhood Associations.

John Fischer, representative, presented to the Commission the request for a small law firm on the subject property.

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.

COMMISSION ACTION

A motion was made by Commissioner Briones and seconded by Commissioner Salazar to recommend approval.

AYES: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Rose Gonzales, Romero, P. McGee, King

NAY: None

THE MOTION CARRIED

30. **ZONING CASE # Z2016048 CD (Council District 2):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for a Pawn Shop on Lots

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1 through 4, Block 16, NCB 1314 located at 1301 Lamar Street. Staff recommends Denial, with Alternate Recommendation.

Staff mailed 48 notices to the surrounding property owners, 5 returned in favor, and 0 returned in opposition. The Harvard Place-Eastlawn Neighborhood Association is in opposition, and the Dignowity Neighborhood Association commented at the meeting in favor.

Richard Warncke, representative, stated the zoning change is to re-locate Pawn shop business.

The following citizens appeared to speak:

Liz Franklin, Dignowity Hills Neighborhood Association, spoke in favor.

Robert Rodriguez, 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 Chairman Shaw and seconded by Commissioner Diaz-Sanchez for a continuance to February 2, 2016.

AYES: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Rose Gonzales, Romero, P. McGee, King

NAY: None

THE MOTION CARRIED

31. **ZONING CASE # Z2016052 CD (Council District 5):** 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 Conditional Use for three (3) dwelling units on Lot 8, Block 4, NCB 8900 located at 314 Baker Avenue. Staff recommends Approval.

Staff mailed 17 notices to the surrounding property owners, 1 returned in favor, 1 returned in opposition, and no response from the Quitana Neighborhood Association.

Gloria Solis, representative, stated the request to rezone is to sell the property as a tri-plex.

The following citizens appeared to speak:

Rafael Pena, spoke in opposition.

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Felipe Ruiz, passed.

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 Briones and seconded by Commissioner Salazar to recommend denial.

AYES: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Rose Gonzales, Romero, P. McGee, King

NAY: None

THE MOTION CARRIED AS DENIAL

32. **ZONING CASE # Z2016055 (Council District 1):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for Multi-Family (Townhome) up to 24 units per acre on 0.6248 acres of land out of NCB 829 located at 807, 811, 815 East Elmira Street. Staff recommends Approval.

Staff mailed 26 notices to the surrounding property owners, 2 returned in favor, 0 returned in opposition, and the Tobin Hill Neighborhood Association is in favor

Lindsay Thorn, representative, stated the zoning request is for 14 single-family townhomes.

The following citizens appeared to speak:

Ben Fairbank, Tobin Hill Neighborhood Association, spoke 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.

COMMISSION ACTION

A motion was made by Commissioner Diaz-Sanchez and seconded by Commissioner Romero to recommend approval.

AYES: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Rose Gonzales, Romero, P. McGee, King

NAY: None

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THE MOTION CARRIED

Commissioner Salazar left the session at 3:02p.m.

33. **ZONING CASE # Z2016071 (Council District 1):** A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on Lot 14, Block 9, NCB 2020 located at 425 Cincinnati Avenue. Staff recommends Approval.

Staff mailed 19 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition.

Carl Morgan, representative, stated he currently lives on the property, and would like to turn the house into a business office.

The following citizens appeared to speak:

Rose Sambrano, concerned with the traffic issues.

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 Diaz-Sanchez and seconded by Commissioner P. McGee to recommend approval.

AYES: Shaw, Diaz-Sanchez, J. McGhee, Briones, King

NAY: Rose Gonzales, Romero, P. McGee

THE MOTION FAILED. THE CASE WILL RETURN TO THE ZONING COMMISSION ON FEBRUARY 2, 2016.

34. **Consideration of the December 15, 2015 Zoning Commission Minutes.**

Chairman Shaw motioned for approval of the minutes and all Commissioners voted in the affirmative

35. **Director's Report:**

January 19, 2016

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APPROVED:



William Shaw, Chairman

ATTEST:



Executive Secretary