

October 17, 2017

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
October 17, 2017**

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.

1:05 PM – Public Hearing

Roll Call

Present: Romero, Lopez, Head, McGhee, Kamath, Rosalez, Rose-Gonzales, Gibbons, Nix, Garcia

Absent: Briones

Soraya Stonley, World Wide Languages, translator was present.

COMBINED HEARING:

- Item 3** (Continued from 09/19/17) **ZONING CASE # Z2017214 (Council District 7):** A request for a change in zoning from "O-1 AHOD" Office Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 0.8914 of an acre out of NCB 17973, located at 7607 Eckhert Road. Staff recommends Approval.

Staff mailed 9 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition.

COMMISSION ACTION

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

AYES: Romero, Lopez, Head, McGhee, Kamath, Rosalez, Rose-Gonzales, Gibbons, Nix, Garcia

NAY: None

THE MOTION CARRIED

- Item 4** (Postponed from 10/03/17) **ZONING CASE # Z2017223 (Council District 5):** A request for a change in zoning from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with Conditional Use for Motor Vehicles Sales (Full Service) on Lots 6, 7, 8, 9, 10, 26, 27, 28, 29, Block 30, NCB 8523, located at 1320 Somerset Road. Staff recommends Approval.

Staff mailed 18 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition.

COMMISSION ACTION

A motion was made by Commissioner Garcia and seconded by Commissioner Rosalez to recommend Approval with the following conditions:

- No outside amplification systems.
- No temporary signs such banners, flags, wind-wavers or pennants.

AYES: Romero, Lopez, Head, McGhee, Kamath, Rosalez, Rose-Gonzales, Gibbons, Nix, Garcia

NAY: None

THE MOTION CARRIED

Item 6 (Continued from 10/03/17) ZONING CASE # Z2017239 (Council District 2): A request for a change in zoning from "C-3 H AHOD" Commercial Dignowity Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District not to exceed 36 units per acre on 0.1846 acres out of NCB 590, located at 120 North Cherry Street and 122 North Cherry Street. Staff recommends Approval.

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

COMMISSION ACTION

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

AYES: Romero, Lopez, Head, McGhee, Kamath, Rosalez, Rose-Gonzales, Gibbons, Nix, Garcia

NAY: None

THE MOTION CARRIED

Item 9 (Continued from 10/03/17) ZONING CASE # Z2017262 (Council District 1): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for 14 Single-Family Units on 1.012 acres out of NCB 11882, located at 1511 and 1515 East Sandalwood Lane. Staff recommends Approval.

Staff mailed 27 notices to the surrounding property owners, 7 returned in favor, and 0 returned in opposition.

COMMISSION ACTION

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

AYES: Romero, Lopez, Head, McGhee, Kamath, Rosalez, Rose-Gonzales, Gibbons, Nix, Garcia

NAY: None

THE MOTION CARRIED

- Item 11 ZONING CASE # Z2017272 (Council District 2):** A request for a change in zoning from “DR AHOD” Development Reserve Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District, "L AHOD" Light Industrial Airport Hazard Overlay District, "I-1 AHOD" General Industrial Airport Hazard Overlay District, "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District, and "C-1 S AHOD" Light Commercial Airport Hazard Overlay District with a Specific Use Authorization for Live Entertainment With Cover Charge 3 or More Days Per Week on approximately 1.78 square miles out of CB 5100, CB 5875, CB 5973, NCB 17994 and NCB 17995, generally located north of FM 1346, south of IH-10 East, east of North Foster Road, and west of FM 1516. Staff recommends Approval, pending Plan Amendment (Associated Plan Amendment 17081)

Staff mailed 134 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition.

COMMISSION ACTION

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

AYES: Romero, Lopez, Head, McGhee, Kamath, Rosalez, Rose-Gonzales, Gibbons, Nix, Garcia

NAY: None

THE MOTION CARRIED

- Item 15 ZONING CASE # Z2017276 (Council District 7):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on Lot 10 and Lot 11, Block 3, NCB 18573, located at 7902 Mainland Drive. Staff recommends Approval.

Staff mailed 18 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition.

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COMMISSION ACTION

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

AYES: Romero, Lopez, Head, McGhee, Kamath, Rosalez, Rose-Gonzales, Gibbons, Nix, Garcia

NAY: None

THE MOTION CARRIED

Item 16 ZONING CASE # Z2017277 S (Council District 1): A request for a change in zoning from "C-2 NA AHOD" Commercial Non Alcoholic Sales Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Party House, Reception Hall, and Meeting Facility with Alcohol Sales on Lots 7, 8, 9, 10; Block 2, NCB 1725 located 2030 North Main Street. Staff recommends Approval.

Staff mailed 31 notices to the surrounding property owners, 2 returned in favor, 0 returned in opposition, and Tobin Hill Community Association is in favor.

The following citizens appeared to speak:

Ben Fairbank, Tobin Hill CA, passed time to speak.

COMMISSION ACTION

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

AYES: Romero, Lopez, Head, McGhee, Kamath, Rosalez, Rose-Gonzales, Gibbons, Nix, Garcia

NAY: None

THE MOTION CARRIED

Item 20 ZONING CASE # Z2017283 CD (Council District 2): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Truck Maintenance and Repair on 3.113 acres out of NCB 18229, located at 12518 IH-10 East. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17087)

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

COMMISSION ACTION

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

AYES: Romero, Lopez, Head, McGhee, Kamath, Rosalez, Rose-Gonzales, Gibbons, Nix, Garcia

NAY: None

THE MOTION CARRIED

- Item 21 ZONING CASE # Z2017284 CD (Council District 7):** 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 Auto and Light Truck Repair on Lot 14, Block 1, NCB 15650, located at 6342 Wurzbach Road. Staff recommends Approval.

Staff mailed 17 notices to the surrounding property owners, 1 returned in favor, and 0 returned in opposition.

COMMISSION ACTION

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

AYES: Romero, Lopez, Head, McGhee, Kamath, Rosalez, Rose-Gonzales, Gibbons, Nix, Garcia

NAY: None

THE MOTION CARRIED

REQUESTED CONTINUANCES

Commissioner Garcia recused herself from the Zoning Commission at 1:20 pm.

- Item 5 (Postponed from 09/19/17) ZONING CASE # Z2017228 (Council District 1):** A request for a change in zoning from "R-4 H AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Monte Vista Historic Airport Hazard Overlay District with the following uses: Museum – public or private, Church, Temple, Mosque, facilities that are for worship or study of religion, Live-Work Units, Loft, Housing Temporary or Permanent For On-Premises Caretaker, Public Safety Facilities, Fitness Center/Health Club, Gymnasium, Natatorium, Sport Court-Indoor Only, Antique Store, Art Gallery, Bookstore, Candy, Nut and Confectionery, Drugstore – Apothecary, Florist, Gift Shop, Newsstand, Stationary Products, Bank/Credit Union, Barber/Beauty Shop, Bed and Breakfast, Copy Service- Blueprinting and Photocopying, Food Service Establishment Without Cover Charge 3 or More Days Per Week (With or Without Accessory Live Entertainment) Limited to 1,000 SF No Alcohol, Library, Loan Office, Massage - Therapeutic ,Medical - Chiropractor Office, Medical - Clinic (Physician and/or Dentist), Medical - Clinic Physical Therapist, Medical – Optical Goods Retail, Medical - Optometry Office, Office Data Processing & Management, Office Professional, Post Office, Radio or Television Station Studio, Reading Room, Studio - Fine or Performing Arts, Studio - Interior Decorating, Watch Repair on Lot 10 and the West 3.78 feet of Lot 11, Block 11, NCB 1836, located at 133 West Mistletoe Avenue. Staff recommends Approval.

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Catherine Laird, representative, requested a continuance to continue to work with the community and amended the zoning request to remove “Newstand”.

No citizens appeared to speak.

COMMISSION ACTION

A motion was made by Commissioner Lopez and seconded by Commissioner Nix for a continuance to November 7, 2017.

AYES: Romero, Lopez, Head, McGhee, Kamath, Rosalez, Rose-Gonzales, Gibbons, Nix

NAY: None

RECUSED: Garcia

THE MOTION CARRIED

- Item 7 (Continued from 09/19/17) ZONING CASE # Z2017242 S (Council District 6):** A request for a change in zoning from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 NA S AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with Specific Use Authorization for a Specified Financial Institution on 0.3486 acres out of NCB 13950, located at 5539 Enrique M. Barrera Parkway Suites 201 and 202. Staff recommends Approval.

Victor Aleman, applicant, passed time.

No citizens appeared to speak.

COMMISSION ACTION

A motion was made by Commissioner Rosalez and seconded by Commissioner Rose-Gonzalez for a continuance to November 21, 2017.

AYES: Romero, Lopez, Head, McGhee, Kamath, Rosalez, Rose-Gonzales, Gibbons, Nix

NAY: None

THE MOTION CARRIED

- Item 13 ZONING CASE # Z2017298 S (Council District 1):** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District and “C-3 AHOD” General Commercial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with Specific Use Authorization for Auto Paint and Body Shop – Repair with Outside Storage of Vehicles and Parts Permitted but Totally Screened from View of Adjacent Property Owners and Public Roadways on 2.942 acres out of NCB 11715, located at 9631 San Pedro Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18002)

Staff mailed 10 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and the Greater Harmony Hills Neighborhood Association is not in support nor opposed.

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James Griffin, representative, stated the project is for the North Park Auto Group to expand the business to include an auto body and paint service center for the surrounding dealerships.

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 Head to recommend Approval with the following conditions:

1. No outdoor speakers or voice amplification systems shall be permitted on the property except those required by law or necessary for emergency and/or safety purposes.
2. Outside storage of parts and vehicles to be repaired must be screened using sufficient materials (opaque fencing, walls, and/or landscaping) of sufficient height and size to be totally screened from view from adjacent property and public roadways.

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

NAY: None

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION

Item 1 ZONING CASE # Z2017217 S ERZD (Council District 8): A request for a change in zoning from "ED MLOD-1 MSAO-1 ERZD" Entertainment Camp Bullis Military Lighting Overlay Military Sound Attenuation Overlay Edwards Recharge Zone District to "ED S MLOD-1 MSAO-1 ERZD" Entertainment Camp Bullis Military Lighting Overlay Military Sound Attenuation Overlay Edwards Recharge Zone District with Specific Use Authorization for a Wireless Telecommunication Tower on 0.037 acres out of NCD 14859, located at 16416 La Cantera Parkway. Staff recommends Approval.

Staff mailed 8 notices to the surrounding property owners, 2 returned in favor, and 0 returned in opposition.

Mike Escalante, SAWS representative, stated SAWS recommends Approval, and the impervious cover is not to exceed 65%.

Vincent Huebinger, representative, stated the planned project is for a wireless communication tower for T-Mobile, and agreed with all SAWS conditions.

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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The Zoning Commissioners discussed and commented on the presented case.

COMMISSION ACTION

A motion was made by Chairwoman Romero and seconded by Commissioner Rose-Gonzales to recommend Approval with all SAWS recommendations.

AYES: Romero, Lopez, Head, McGhee, Kamath, Rosalez, Rose-Gonzales, Gibbons, Nix, Garcia

NAY: None

THE MOTION CARRIED

Item 2 ZONING CASE # Z2017260 S ERZD (Council District 9): A request for a change in zoning from "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District to "C-2 S ERZD" Commercial Edwards Recharge Zone District with Specific Use Authorization for a Hospital on Lot 6, Block 10, NCB 17727, located at 17903 Corporate Woods Drive. Staff recommends Approval.

Staff mailed 47 notices to the surrounding property owners, 1 returned in favor, and 2 returned in opposition.

Mike Barr, SAWS representative, stated SAWS recommends Approval, and the impervious cover is not to exceed 65%.

Ashley Farrimond, applicant, presented a presentation with site plans and maps to the Zoning Commission and stated the request is for an expansion of the current business.

Joseph Cuellar, Laurel Ridge CEO, stated the rezoning will allow for the expansion of treatment for more service men and woman.

The following citizens appeared to speak:

Tom Masterson, spoke in favor.

Jerry Pittman, President of the Redland NA, spoke in favor.

Julianna Lester, spoke in favor.

Terry Thill, 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.

The Zoning Commissioners discussed and commented on the presented case.

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COMMISSION ACTION

A motion was made by Commissioner Gibbons and seconded by Commissioner Rose-Gonzalez to recommend Approval with all SAWS recommendations.

AYES: Romero, Lopez, Head, McGhee, Kamath, Rosalez, Rose-Gonzales, Gibbons, Nix, Garcia

NAY: None

THE MOTION CARRIED

Item 8 (Continued from 10/03/17) ZONING CASE # Z2017258 CD (Council District 5): A request for a change in zoning from "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Tattoo Parlor on Lot 13 and Lot 14, Block 104, NCB 6668, located at 619 SW 24th Street. Staff recommends Approval.

Staff mailed 20 notices to the surrounding property owners, 0 returned in favor, 1 returned in opposition, and the Prospect Hill Neighborhood Association is in favor.

Stella Castillo, applicant, stated she is in agreement with the community for no alcohol and the hours of operation.

The following citizens appeared to speak:

Sister Patricia Reagan, Devine Providence, stated she is in agreement with the conditions.

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 Garcia and seconded by Commissioner Rose-Gonzales to recommend Approval as amended to "C-2 CD NA AHOD" with the following conditions:

- No alcohol
- Hours of operation are Sunday through Thursday: 9:00 am- 9:00 pm and Friday through Saturday: 9:00 am – 10:30 pm.

AYES: Romero, Lopez, Head, McGhee, Kamath, Rosalez, Rose-Gonzales, Gibbons, Nix, Garcia

NAY: None

THE MOTION CARRIED

Item 10 (Continued from 10/03/17) ZONING CASE # Z2017267 CD (Council District 4): 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 Auto Sales (Full Service) on Lot 9, Block 3, NCB 11257, located at 3830 SW Military Drive. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17079)

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Staff mailed 18 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and no response from the Quintana Community Association.

Representative 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.

COMMISSION ACTION

A motion was made by Commissioner Kamath and seconded by Commissioner Rose-Gonzales for a continuance to November 7, 2017.

AYES: Romero, Lopez, Head, McGhee, Kamath, Rosalez, Rose-Gonzales, Gibbons, Nix, Garcia

NAY: None

THE MOTION CARRIED

Item 12 ZONING CASE # Z2017273 CD (Council District 9): 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 Conditional Use for a Duplex on Lot 7, Block 8, NCB 13358, located 1022 Cerro Alto Drive. Staff recommends Denial.

Staff mailed 32 notices to the surrounding property owners, 0 returned in favor, 4 returned in opposition, and the Greater Harmony Hills Neighborhood Association is in opposition.

Lois Morgado, applicant, stated she has helped a family member that lives on the property with her, but requesting the rezoning to separate the bills.

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 Rose-Gonzales for a continuance to November 7, 2017.

AYES: Romero, Lopez, Head, McGhee, Kamath, Rosalez, Rose-Gonzales, Gibbons, Nix, Garcia

NAY: None

THE MOTION CARRIED

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Item 14 ZONING CASE # Z2017275 CD (Council District 10): 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 two (2) Residential Dwelling Units on Lot 8, Block 13, NCB 16664, located at 13339 El Charro Street. Staff recommends Approval.

Staff mailed 35 notices to the surrounding property owners, 2 returned in favor, 24 returned in opposition, and the Valencia Homeowners Association is in opposition.

Eduardo Quintana, property owner, stated the zoning request is to become compliant with the current use on the property.

The following citizens appeared to speak:

Sheila Clark, Valencia HOA, spoke in opposition.

Edwina Glick, spoke in opposition.

[], 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 Nix and seconded by Commissioner Rose-Gonzales for a continuance to November 7, 2017.

AYES: Romero, Lopez, Head, McGhee, Kamath, Rosalez, Rose-Gonzales, Gibbons, Nix, Garcia

NAY: None

THE MOTION CARRIED

The Zoning Commission recessed into a break at 3:40 pm.

The Zoning Commission reconvened into session at 3:50 pm.

Item 17 ZONING CASE # Z2017279 (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 22 and Lot 23, Block 16, NCB 3284, located at 898 East Drexel Avenue. Staff recommends Approval.

Staff mailed 15 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and the Highland Park Neighborhood Association is in opposition. Staff stated the neighborhood association is opposed for the "C-2" zoning intensity.

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Pastor Jonathan Clark, representative, Baptist Templet Church, stated the zoning request is for a parking lot and storage unit on the property for the church.

The following citizens appeared to speak:

Rosalie Reyna, 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.

The Zoning Commissioners discussed and commented on the presented case.

COMMISSION ACTION

A motion was made by Commissioner McGhee and seconded by Commissioner Head for a continuance to November 7, 2017.

AYES: Romero, Lopez, Head, McGhee, Kamath, Rosalez, Rose-Gonzales, Gibbons, Nix, Garcia
NAY: None

THE MOTION CARRIED

Item 18 ZONING CASE # Z2017280 S (Council District 6): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for Private Social Club/Organization on 0.211 acres out of NCB 18284, located at 7616 Culebra Road. Staff recommends Approval.

Staff mailed 5 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition.

Elias Luna, representative, stated the request is for a membership based private card club. He amended the request to "C-2 NA S AHOD", and mentioned the hours of operation as Monday through Friday 5:00 pm-2:00 am and Saturday through Sunday 12:00 pm – 2:00 am.

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 Rosalez and seconded by Commissioner Rose-Gonzales to recommend Approval as amended "C-2 NA S AHOD".

AYES: Lopez, Head, McGhee, Rosalez, Rose-Gonzales, Gibbons, Nix
NAY: Romero, Kamath, Garcia

THE MOTION CARRIED

- Item 19 ZONING CASE # Z2017282 (Council District 2):** A request for a change in zoning from "R-5 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District on Lot 4 and Lot 5, Block A, NCB 1653, located at 914 and 918 North Pine Street. Staff recommends Approval.

Staff mailed 34 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and no response from the Dignowity Hill Neighborhood Association.

Patrick Christensen, representative, amended the zoning request to "R-5 CD AHOD with a conditional use for four (4) units on each lot.

The following citizens appeared to speak:

Cullen Jones, stated he is in agreement with the amendment.

Liz Franklin, Dignowity Hill NA, stated the representative met with the community and is in agreement with the amendment.

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 Rosalez to recommend Approval as amended "R-5 CD AHOD" with a conditional use for four (4) units on each lot.

AYES: Romero, Lopez, Head, McGhee, Kamath, Rosalez, Rose-Gonzales, Gibbons, Nix, Garcia
NAY: None

THE MOTION CARRIED

- Item 22 ZONING CASE # Z2017285 (Council District 1):** A request for a change in zoning from "I-1" General Industrial District to "C-3NA" General Commercial Nonalcoholic Sales District on Lot 5 and the north 1 foot of Lot 4, Block 1, NCB 13996, located at 8404 and 8406 Speedway Drive. Staff recommends Denial. (Associated Plan Amendment 17086)

Staff mailed 7 notices to the surrounding property owners, 7 returned in favor, and 2 returned in opposition.

James McKnight, representative, stated the request if for private card club on the 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.

The Zoning Commissioners discussed and commented on the presented case.

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COMMISSION ACTION

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

AYES: Romero, Lopez, Head, McGhee, Rose-Gonzales, Gibbons, Nix

NAY: Kamath, Rosalez, Garcia

THE MOTION CARRIED

Item 23 Consideration of the October 3, 2017 Zoning Commission Minutes.

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

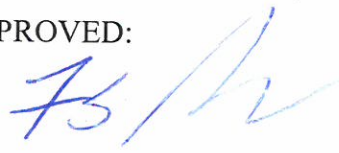
Director's Report:

- New Zoning Commissioner Orientation.

There being no further business, the meeting was adjourned at 4:59 p.m.

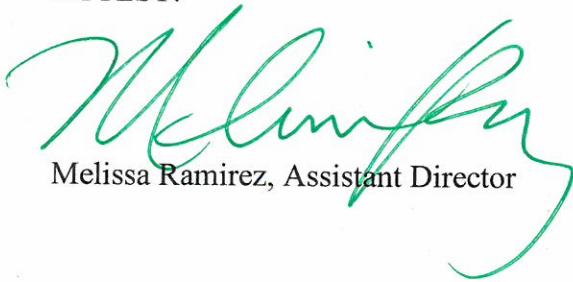
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APPROVED:



Dr. Francine Romero, Chair

ATTEST:



Melissa Ramirez, Assistant Director