

**DRAFT**

**SAN ANTONIO ZONING COMMISSION  
OFFICIAL MINUTES  
December 19, 2017**

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

**1:15 PM – Public Hearing**

Roll Call

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

German Perez, World Wide Languages, translator was present.

**COMBINED HEARING:**

**Item 8 (Continued from 12/05/17) ZONING CASE # Z2018012 (Council District 5):** 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 12, Lot 13, and Lot 14, Block 2, NCB 6680, located at 2203 Frio City Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18005)

Staff mailed 15 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Quintana Community Neighborhood Association.

**COMMISSION ACTION**

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

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

**THE MOTION CARRIED**

**Item 9 ZONING CASE # Z2018014 (Council District 4):** A request for a change in zoning from "UD AHOD" Urban Development Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot P-12 ABS 12, P-11A, P-13, P-14A, P-12 C, NCB 15069, located on the southwest corner of Loop 410 and Highway 16 South. Staff recommends Approval.

Staff mailed 11 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 McGhee and seconded by Commissioner Nix to recommend Approval.

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

**NAY: None**

## **THE MOTION CARRIED**

**Item 11 ZONING CASE # Z2018016 (Council District 4):** 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 the North 123 feet of Lot 25 and the South 96.23 feet of the North 123 feet of Lot A, Block 35, NCB 11167, located at 2802 Malta Street. Staff recommends Approval.

Staff mailed 7 notices to the surrounding property owners, 3 returned in favor, and 0 returned in opposition.

## **COMMISSION ACTION**

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

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

**NAY: None**

## **THE MOTION CARRIED**

**Item 12 ZONING CASE # Z2018017 (Council District 1):** A request for a change in zoning from "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for three (3) Dwelling Units to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on 0.2256 acres out of NCB 755, located at 421 Warren Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18006)

Staff mailed 25 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and the Five Points Neighborhood Association is in favor.

## **COMMISSION ACTION**

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

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

**NAY: None**

## **THE MOTION CARRIED**

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**Item 14 ZONING CASE # Z2018019 (Council District 2):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-3 AHOD" Residential Single-Family Airport Hazard Overlay District on East 88.5 feet of Lot 18 and Lot 15, Block A, NCB 1006, located at 129 Gibson Street. Staff recommends Approval.

Staff mailed 29 notices to the surrounding property owners, 2 returned in favor, 0 returned in opposition, and the Dignowity Hill Neighborhood Association is in favor.

#### **COMMISSION ACTION**

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

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

**NAY: None**

#### **THE MOTION CARRIED**

**Item 15 ZONING CASE # Z2018020 (Council District 5):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on Lot A2, NCB 2828, located at 1913 South Flores Street. Staff recommends Approval.

Staff mailed 14 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition. No responses from the Collins Gardens and Lonestar Neighborhood Associations.

#### **COMMISSION ACTION**

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

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

**NAY: None**

#### **THE MOTION CARRIED**

**Item 17 ZONING CASE # Z2018022 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 a Specific Use Authorization for a Carwash on Lot 77, Block 49, NCB 15330, located at 6811 Brownleaf Street. Staff recommends Approval.

Staff mailed 23 notices to the surrounding property owners, 2 returned in favor, and 0 returned in opposition.

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## **COMMISSION ACTION**

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

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

**NAY: None**

## **THE MOTION CARRIED**

**Item 18 ZONING CASE # Z2018023 S (Council District 7):** 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 a Specific Use Authorization for a Carwash on Lot 5, Block 11, NCB 12361, located at 115 West Glenview Drive. Staff recommends Approval.

Staff mailed 17 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and no response from the Hillcrest Neighborhood Association.

## **COMMISSION ACTION**

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

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

**NAY: None**

## **THE MOTION CARRIED**

**Item 19 ZONING CASE # Z2018024 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 a Carwash on 0.625 acres out of NCB 15403, located at 7512 West Military Drive. Staff recommends Approval.

Staff mailed 12 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and no response from the Meadow Village Neighborhood Association.

## **COMMISSION ACTION**

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

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

**NAY: None**

## **THE MOTION CARRIED**

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**Item 20 ZONING CASE # Z2018025 (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 (known as Lot P-1, NCB 18297 and Lot P-1, CB 4450), located at 13253 Galm Road. Staff recommends Approval.

Staff mailed 5 notices to the surrounding property owners, 1 returned in favor, and 0 returned in opposition.

### **COMMISSION ACTION**

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

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

**NAY: None**

### **THE MOTION CARRIED**

**Item 22 ZONING CASE # Z2018027 CD (Council District 5):** A request for a change in zoning from "C-2 NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with Conditional Use for a Contractor Facility to "C-2 NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with Conditional Use for Auto Sales/Full Service on 0.4077 acres out of NCB 8593, located at 2803 Castroville Road. Staff recommends Approval.

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

### **COMMISSION ACTION**

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

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

**NAY: None**

### **THE MOTION CARRIED**

**Item 24 ZONING CASE # Z2018029 (Council District 4):** 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 4.099 acres out of NCB 11140, located at 1331 West Chavaneaux Road. Staff recommends Approval.

Staff mailed 11 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 McGhee and seconded by Commissioner Nix to recommend Approval.

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

**NAY: None**

## **THE MOTION CARRIED**

**Item 25 ZONING CASE # Z2018030 (Council District 4):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 4, Block 82, NCB 11058, located at 775 Gillette Boulevard. Staff recommends Approval.

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

## **COMMISSION ACTION**

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

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

**NAY: None**

## **THE MOTION CARRIED**

**Item 26 ZONING CASE # Z2018031 (Council District 3):** A request for a change in zoning from "C-2 NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lots 7, 11, 12, 13, 14, 24, and 25, Block 46, NCB 9330, located at 2627 Pleasanton Road. Staff recommends Approval.

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

## **COMMISSION ACTION**

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

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

**NAY: None**

## **THE MOTION CARRIED**

**Item 27 ZONING CASE # Z2018032 (Council District 5):** 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 in "C-2" Commercial District on Lot 13 and Lot 14, Block 4, NCB 2438, located at 806 South Brazos and 1214 El Paso. Staff recommends Approval.

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Staff mailed 21 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and the Avenida Guadalupe Neighborhood Association is in favor.

### **COMMISSION ACTION**

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

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

**NAY: None**

### **THE MOTION CARRIED**

**Item 28 ZONING CASE # Z2018033 (Council District 5):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District, "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District and "L AHOD" Light Industrial Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 27.0258 acres out of NCB 35, located at 1500 South Zarzamora Street. Staff recommends Approval.

Staff mailed 29 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition. No responses from the Avenida Guadalupe and Collins Garden Neighborhood Associations.

### **COMMISSION ACTION**

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

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

**NAY: None**

### **THE MOTION CARRIED**

**Item 29 ZONING CASE # Z2018034 (Council District 8):** A request for a change in zoning from "R-6" Residential Single-Family District and "C-2" Commercial District to "R-4" Residential Single-Family District on 12.46 acres out of NCB 18006, located in the 10500 Block of Bandera Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18011)

Staff mailed 53 notices to the surrounding property owners, 0 returned in favor, and 3 returned in opposition.

### **COMMISSION ACTION**

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

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

**NAY: None**

### **THE MOTION CARRIED**

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**Item 31 ZONING CASE # Z2018037 (Council District 2):** A request for a change in zoning from "I-1 RIO-2 DN UC-2 AHOD" General Industrial River Improvement Overlay Development Node Urban Corridor Airport Hazard Overlay District to "IDZ RIO-2 DN UC-2 AHOD" Infill Development Zone River Improvement Overlay Development Node Urban Corridor Airport Hazard Overlay District with uses permitted in "C-3" Commercial District and "O-2" High-Rise Office District on 1.6596 acres out of NCB 977, located at 1990 Broadway Street. Staff recommends Approval.

Staff mailed 31 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and the Government Alliance Neighborhood Association is in favor.

### **COMMISSION ACTION**

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

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

**NAY: None**

### **THE MOTION CARRIED**

**Item 32 ZONING CASE # Z2018038 (Council District 5):** A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on the West 97 feet of Lot 11 and Lot 12, NCB 8289, located at 759 North General McMullen. Staff recommends Approval.

Staff mailed 29 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition. The Loma Vista Neighborhood Association is neither in favor or opposed, the Prospect Hill Neighborhood Association is in favor, and no response from the West End Hope in Action Neighborhood Association.

### **COMMISSION ACTION**

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

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

**NAY: None**

### **THE MOTION CARRIED**

**Item 34 ZONING CASE # Z2018040 S (Council District 7):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 NA S AHOD" Commercial Non-Alcoholic Sales Airport Hazard Overlay District with Specific Use Authorization for a Private Social Club on 0.099 acres out of NCB 11610, located at 7271 Wurzbach Road. Staff recommends Approval.

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

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## **COMMISSION ACTION**

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

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

**NAY: None**

## **THE MOTION CARRIED**

### **WITHDRAWN/POSTPONED**

**Item 2** **Z2017228** – Postponed

#### **Citizens to be Heard:**

Dolly Holms- stated the community has put countless time and efforts to reach an agreement.

**Item 3** **Z2017261** – Postponed

#### **Citizens to be Heard:**

Liz Franklin, Dignowity Hill NA, stated the NA is working with the applicant.

**Item 4** **Z2017270 S** – Withdrawn

### **INDIVIDUAL CONSIDERATION**

**Item 13** **ZONING CASE # Z2018018 (Council District 4):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MH AHOD" Manufactured Home Airport Hazard Overlay District on Lot 145, Block 7, NCB 15622, located at 5114 Hillburn Drive. Staff recommends Approval.

Staff mailed 25 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Southwest Community Association.

Staff stated the Applicant is not present and 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.

## **COMMISSION ACTION**

A motion was made by Kamath and seconded by Commissioner McDaniel for a continuance to January 16, 2018.

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

**NAY: None**

## **THE MOTION CARRIED**

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**Item 1 (Continued from 12/05/17) ZONING CASE # Z2018013 ERZD (Council District 8):** A request for a change in zoning from “R-6 MLOD ERZD” Residential Single-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to “MF-33 MLOD ERZD” Multi-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on 9.02 acres out of NCB 14865, located at 14715 Babcock Road. Staff recommends Approval.

Staff mailed 47 notices to the surrounding property owners, 1 returned in favor, 16 returned in opposition, and no response from the Cedar Point Owners Association. Staff received 25 notices in opposition, and a petition with numerous signatures in opposition from the Cedar Point Owners Association.

Mike Escalante, SAWS representative, stated SAWS recommends Approval with the following conditions; the impervious cover is not to exceed 50%, floodplain buffer, and meet the requirements for the SAWS Ground Water Resource Protection Section.

Daniel Ortiz, representative, presented a power point to the Zoning Commission to explain the plan and show maps of the area. The representative amended the request to “MF-18” and will continue to work with the surrounding community.

Paul Basaldua, Mosaic Development, answered the Zoning Commissioners questions.

Mike Barr, SAWS representative, answered the Zoning Commissioner questions and concerns.

**The following citizens appeared to speak:**

Clinton McKenzie, spoke in opposition.

Philip Burtch, minutes to Clinton McKenzie.

Pamela Burtch, yielded minutes to Clinton McKenzie.

Debra Juarez, President of the Cedar Point Condo Association, spoke in opposition.

Sylvia Torres, spoke in opposition.

Nick Mohat, VP of Cedar Point Condo Association, spoke in opposition.

Stephen Blankenship, spoke in opposition.

Larry Larrumbide, spoke in opposition.

Lily Alaniz, spoke in opposition.

Victor Chevalier, 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 Chairwoman Romero and seconded by Commissioner Rosalez to recommend Approval as Amended to "MF-18" with all SAWS recommendations and conditions, and the following condition:

- 8 foot fence along the residential perimeter on the North and West sides of the property.

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

**NAY: None**

## **THE MOTION CARRIED**

**Commissioner Head recused himself from the Zoning Commission meeting at 2:29 pm.**

**Item 5 (Continued from 11/07/17) ZONING CASE # Z2017292 (Council District 4):** A request for a change in zoning from "PUD R-6 AHOD" Planned Unit Development Residential Single-Family Airport Hazard Overlay District to "PUD R-3 AHOD" Planned Unit Development Residential Single-Family Airport Hazard Overlay District on Lot P-4F, NCB 15850, generally located in the 9600 Block of Heritage Farm. Staff recommends Approval.

Staff mailed 52 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and the Heritage Neighborhood Association is in opposition.

Elbert Fuqua, applicant, amended the zoning request to "R-5" and requested a continuance to January 16, 2018.

**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 Kamath and seconded by Commissioner Nix for a continuance to January 16, 2018.

**AYES: Romero, Lopez, McGhee, Kamath, Rosalez, Sipes, Nix, McDaniel**

**NAY: None**

**RECUSED: Head**

## **THE MOTION CARRIED**

**Commissioner Head re-entered the Zoning Commission at 2:33 pm.**

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**Item 6 (Continued from 11/21/17) ZONING CASE # Z2018001 (Council District 2):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 108, Block 2, NCB 15731, located at 101 Dinn Drive. Staff recommends Denial.

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

Jose Acevedo, stated the planned project is for a tire shop, and said the area is a high traffic area with other commercial businesses in the area.

German Perez, World Wide Languages, translated for the applicant.

**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 Head and seconded by Commissioner Lopez to recommend Denial.

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

### **THE MOTION CARRIED**

**Item 7 (Continued from 12/05/17) ZONING CASE # Z2018010 (Council District 6):** A request for a change in zoning from "C-2 GC-2 AHOD" Commercial Highway 151 Gateway Corridor Airport Hazard Overlay District to "C-3 GC-2 AHOD" General Commercial Highway 151 Gateway Corridor Airport Hazard Overlay District on Lot 9, Block 31, NCB 17643, located at 8827 State Highway 151. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment Case 18003)

Staff mailed 11 notices to the surrounding property owners, 0 returned in favor, and 1 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.

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## **COMMISSION ACTION**

A motion was made by Commissioner Rosalez and seconded by Commissioner McGhee for a continuance to January 16, 2018.

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

**NAY: None**

## **THE MOTION CARRIED**

**Item 10 ZONING CASE # Z2018015 (Council District 8):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 5, Block 8, NCB 12788, located at 1725-1733 Babcock Road. Staff recommends Approval.

Staff mailed 11 notices to the surrounding property owners, 0 returned in favor, and 1 returned in opposition.

Duke Stevens, representative, stated the planned project is for an upscale tattoo parlor that would fit in with the surrounding businesses.

**The following citizens appeared to speak:**

Wilson Cantwell, 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 Chairwoman Romero and seconded by Commissioner McDaniel for a continuance to January 16, 2018.

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

**NAY: None**

## **THE MOTION CARRIED**

**Item 16 ZONING CASE # Z2018021 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 a Conditional Use for four (4) residential dwelling units on Lot 41B, Block 36, NCB 3695, located at 703 Darby Boulevard. 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 Thompson Neighborhood Association.

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Natking and Emmy Mota, applicants, requested “R-6” CD with Conditional Use for (4) Dwelling Units. The applicants stated they would like to add two (2) more units in addition to the two (2) units already on the property for a total of four (4) units.

**The following citizens appeared to speak:**

Jose Valdez, spoke in opposition.

Sarah Cervantes, spoke in opposition.

Cynthia Vallejo, spoke in opposition.

Miguel Martinez, spoke in opposition.

Priscilla Galvan-Marchan, 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 McDaniel and seconded by Commissioner Head to recommend Approval.

**AYES: Head, Sipes, McDaniel**

**NAY: Romero, Lopez, McGhee, Kamath, Rosalez, Nix**

### **THE MOTION FAILED**

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

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

**NAY: None**

### **THE MOTION CARRIED**

The applicant agreed to the proposed motion of a Duplex.

A motion was made by Commissioner Lopez and seconded by Commissioner Rosalez to recommend Approval for “R-6” CD with a Conditional Use for a Duplex.

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

**NAY: None**

### **THE MOTION CARRIED**

**The Zoning Commission recessed into a break at 3:45 pm.**

**The Zoning Commission reconvened into session at 3:55 pm.**

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**Item 23 ZONING CASE # Z2018028 CD (Council District 3):** 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 Conditional Use for four (4) residential dwelling units on 1.00 acres out of NCB 11155, located at 378 East Petaluma Boulevard. Staff recommends Approval.

Staff mailed 22 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition.

Serge Hiden, representative, stated the project is for four (4) units with two (2) driveways and two (2) parking areas 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.

### **COMMISSION ACTION**

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

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

### **THE MOTION CARRIED**

**Item 21 ZONING CASE # Z2018026 (Council District 5):** A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 14 and 15, Block 1, NCB 8960, located at 1103 and 1107 Vermont Street. Staff recommends Denial. (Associated Plan Amendment Case 18010)

Staff mailed 40 notices to the surrounding property owners, 0 returned in favor, and 10 returned in opposition. Staff received a petition with signatures in opposition.

Staff stated the applicant requested a continuance.

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.

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## **COMMISSION ACTION**

A motion was made by Commissioner McDaniel and seconded by Commissioner Nix for a continuance to January 16, 2018.

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

**NAY: None**

## **THE MOTION CARRIED**

**Item 30 ZONING CASE # Z2018036 (Council District 2):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses allowed in "C-2" Commercial District, "MF-33" Multi-Family District, Coffee Roasting, and Bar/Tavern on Lot 5, Lot C, and the West 35 feet of Lot 6, NCB 981, located at 1417 Austin Street, 618 East Josephine and 622 East Josephine. Staff recommends Denial.

Staff mailed 20 notices to the surrounding property owners, 1 returned in favor, and 2 returned in opposition.

Patrick Shearer, representative, stated the project is to develop Austin Street into an arterial street to attend to the growth in the area and have parking on Josephine Street.

**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 Head and seconded by Commissioner Rosalez to recommend Approval.

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

**NAY: None**

## **THE MOTION CARRIED**

**Item 33 ZONING CASE # Z2018039 CD (Council District 3):** 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 four (4) residential dwelling units on Lot 10, Block 39, NCB 9323, located at 415 Burton Avenue. Staff recommends Approval.

Staff mailed 20 notices to the surrounding property owners, 1 returned in favor, and 1 returned in opposition.

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Gilbert Lozano, representative, stated the planned project is to add on the property for his daughter to have her private living area, and be available to take care of him.

**The following citizens appeared to speak:**

James Allison, 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**

The Applicant agreed to the proposed motion for two (2) dwelling units.

A motion was made by Commissioner McGhee and seconded by Commissioner Head to recommend Approval for a Conditional Use for two (2) dwelling units.

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

**NAY: None**

#### **THE MOTION CARRIED**

#### **Item 35 Consideration of the December 5, 2017 Zoning Commission Minutes.**

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

#### **Director's Report:**

- Upcoming of Election of Officers
- Next Zoning Commission meeting on January 16, 2018.
- Upcoming items; MLOD and Short-Term Rentals

There being no further business, the meeting was adjourned at 4:40 p.m.

December 19, 2017

APPROVED:

Dr. Francine Romero, Chair

ATTEST:

Melissa Ramirez, Assistant Director