

**SAN ANTONIO ZONING COMMISSION  
OFFICIAL MINUTES  
September 5, 2017**

**DRAFT**

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.

**1:11 PM – Public Hearing**

Roll Call

**Present:** Romero, Diaz-Sanchez, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Gibbons, Nix, Garcia

**Absent:**

Soraya Stonley, World Wide Languages, translator was present.

**COMBINED HEARING:**

Commissioner Head left the Zoning Commission at 1:17 pm.

**Item 8** (Continued from 08/15/17) **ZONING CASE # Z2017208 (Council District 5):** 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 37 and Lot 38, Block 4, NCB 7490, located at 143 Dolores Avenue. 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 Lomo Park Neighborhood Association North.

**COMMISSION ACTION**

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

**AYES:** Romero, Diaz-Sanchez, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Gibbons, Nix, Garcia

**NAY:** None

**THE MOTION CARRIED**

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- Item 9 ZONING CASE # Z2017211 CD (Council District 4):** 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 a Duplex on Lot 11, Block 52, NCB 8944, located at 539 Price Avenue. Staff recommends Approval.

Staff mailed 24 notices to the surrounding property owners, 1 returned in favor, 1 returned in opposition, and no response from the Quintana Neighborhood Association.

**COMMISSION ACTION**

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

**AYES: Romero, Diaz-Sanchez, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Gibbons, Nix, Garcia**

**NAY: None**

**THE MOTION CARRIED**

- Item 10 ZONING CASE # Z2017212 (Council District 6):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "C-3" General Commercial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 29, Block 4, NCB 16115, located at 6840 NW Loop 410. Staff recommends Approval.

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

**COMMISSION ACTION**

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

**AYES: Romero, Diaz-Sanchez, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Gibbons, Nix, Garcia**

**NAY: None**

**THE MOTION CARRIED**

- Item 11 ZONING CASE # Z2017213 (Council District 2):** A request for a change in zoning from "R-5" Residential Single-Family District to "C-2" Commercial District on Lot 12, NCB 12887, located at 1914 Semlinger Road. Staff recommends Approval.

Staff mailed 28 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Dellcrest Area Neighborhood Association.

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**COMMISSION ACTION**

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

**AYES: Romero, Diaz-Sanchez, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Gibbons, Nix, Garcia**

**NAY: None**

**THE MOTION CARRIED**

**Item 13 ZONING CASE # Z2017216 S (Council District 10):** A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with a Specific Use Authorization for an Auto Paint and Body Shop on 2.558 acres out of NCB 16862, located at 10427 Perrin Beitel Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17065)

Staff mailed 16 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Hills of Park North Neighborhood Association.

**COMMISSION ACTION**

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

**AYES: Romero, Diaz-Sanchez, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Gibbons, Nix, Garcia**

**NAY: None**

**THE MOTION CARRIED**

**Item 16 ZONING CASE # Z2017220 (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 Lots 4 and 58, Block 46, NCB 1107, located at 650 and 654 West Petaluma Boulevard. 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 Briones and seconded by Commissioner Nix to recommend Approval.

**AYES: Romero, Diaz-Sanchez, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Gibbons, Nix, Garcia**

**NAY: None**

**THE MOTION CARRIED**

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**Item 17 ZONING CASE # Z2017221 CD (Council District 5):** 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 Two Dwelling Units on South 89.8 feet of Lot 12A and Lot 12B, NCB 2220, located at 2601 Morales Street. Staff recommends Approval.

Staff mailed 30 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition. No responses from the Prospect Hill and West End Hope in Action Neighborhood Associations.

#### **COMMISSION ACTION**

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

**AYES: Romero, Diaz-Sanchez, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Gibbons, Nix, Garcia**

**NAY: None**

#### **THE MOTION CARRIED**

**Item 18 ZONING CASE # Z2017222 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 Two Dwelling Units on Lot 1, Block 42, NCB 3641, located at 2722 Leal Street. Staff recommends Approval.

Staff mailed 30 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition. No responses from the Prospect Hill and West End Hope in Action Neighborhood Associations.

#### **COMMISSION ACTION**

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

**AYES: Romero, Diaz-Sanchez, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Gibbons, Nix, Garcia**

**NAY: None**

#### **THE MOTION CARRIED**

**Item 20 ZONING CASE # Z2017224 (Council District 5):** A request for a change in zoning from "C-3 R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District for One (1) Dwelling Unit on West 64.5 Feet of Lot 33 and Lot 34, Block 32, NCB 8654, located at 515 South General McMullen Drive. Staff recommends Approval.

Staff mailed 12 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 Briones and seconded by Commissioner Nix to recommend Approval.

**AYES: Romero, Diaz-Sanchez, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Gibbons, Nix, Garcia**

**NAY: None**

### **THE MOTION CARRIED**

**Item 21 ZONING CASE # Z2017225 CD (Council District 7):** A request for a change in zoning from "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Printing Company to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales on Lot 15, Block 1, NCB 15650, located at 6330 Wurzbach Road. Staff recommends Approval.

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 Briones and seconded by Commissioner Nix to recommend Approval.

**AYES: Romero, Diaz-Sanchez, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Gibbons, Nix, Garcia**

**NAY: None**

### **THE MOTION CARRIED**

**Item 22 ZONING CASE # Z2017226 S (Council District 2):** A request for a change in zoning from "R-6 IH-1 AHOD" Residential Single-Family Northeast Gateway Corridor Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 S IH-1 AHOD" Residential Single-Family Northeast Gateway Corridor Airport Hazard Overlay District with a Specific Use Authorization for an Urban Farm and "R-6 S AHOD" Residential Single-Family Airport Hazard Overlay District with a Specific Use Authorization for an Urban Farm on 3.147 acres out of NCB 13767 and 13806, located at 402 Earlyway and 307 Overlook Road. Staff recommends Approval.

Staff mailed 42 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 Briones and seconded by Commissioner Nix to recommend Approval.

**AYES: Romero, Diaz-Sanchez, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Gibbons, Nix, Garcia**

**NAY: None**

### **THE MOTION CARRIED**

**Item 23 ZONING CASE # Z2017227 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 Airport Hazard Overlay District with Conditional Use for Machinery, Tools, and Construction Equipment Sales and Service on Lots 14, 15, 16, 17, 18, Block 2, NCB 12872, located at 9292 NE Loop 410. Staff recommends Approval with Conditions.

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

### **COMMISSION ACTION**

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

- A Type B Landscape buffer adjacent to residential uses and along street frontage.
- Six foot (6') solid screen fencing for the side of the property abutting residential.
- Downward lighting.

**AYES: Romero, Diaz-Sanchez, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Gibbons, Nix, Garcia**

**NAY: None**

### **THE MOTION CARRIED**

**Item 25 ZONING CASE # Z2017229 CD (Council District 1):** A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District, "C-3 AHOD" General Commercial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 CD AHOD" General Commercial Airport Hazard Overlay District with Conditional Use for Animal and Pet Services with Outdoor Training and Play Area on Lot 40, NCB 8679, located at 530 NE Loop 410. Staff recommends Approval.

Staff mailed 9 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 Briones and seconded by Commissioner Nix to recommend Approval.

**AYES: Romero, Diaz-Sanchez, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Gibbons, Nix, Garcia**

**NAY: None**

**THE MOTION CARRIED**

**Item 26 ZONING CASE # Z2017230 (Council District 2):** A request for a change in zoning from "RE S" Residential Estate District with Specific Use Authorization for a Manufactured Home to "I-1" General Industrial District on 2.887 acres out of NCB 10579, located in the 1000 Block of Creekview Drive. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17069)

Staff mailed 8 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the United Homeowners Neighborhood Association.

**COMMISSION ACTION**

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

**AYES: Romero, Diaz-Sanchez, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Gibbons, Nix, Garcia**

**NAY: None**

**THE MOTION CARRIED**

**Item 28 ZONING CASE # Z2017232 (Council District 4):** A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District, "C-3NA AHOD" General Commercial Non-Alcoholic Sales Airport Hazard Overlay District, "I-1 AHOD" General Industrial Airport Hazard Overlay District, and "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on 20.959 acres out of NCB 15910, located at 10055 and 10093 Marbach Road. Staff recommends Approval.

Staff mailed 48 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Heritage Neighborhood Association.

**COMMISSION ACTION**

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

**AYES: Romero, Diaz-Sanchez, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Gibbons, Nix, Garcia**

**NAY: None**

**THE MOTION CARRIED**

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**Item 29 ZONING CASE # Z2017233 (Council District 10):** A request for a change in zoning from "I-1 IH-1 AHOD" General Industrial Northeast Gateway Corridor Airport Hazard Overlay District to "C-3 IH-1 AHOD" General Commercial Northeast Gateway Corridor Airport Hazard Overlay District on 0.587 acres out of NCB 15911, located in the 11900 Block of O'Connor 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 Briones and seconded by Commissioner Nix to recommend Approval.

**AYES: Romero, Diaz-Sanchez, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Gibbons, Nix, Garcia**

**NAY: None**

#### **THE MOTION CARRIED**

**Item 30 ZONING CASE # Z2017235 (Council District 5):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on Lots 19, 20, 21, and 22 Block 5, NCB 2284, located at 2911 West Houston Street, and 205 and 207 North Zarzamora Street. Staff recommends Approval.

Staff mailed 23 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Prospect Hill Neighborhood Association.

#### **COMMISSION ACTION**

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

**AYES: Romero, Diaz-Sanchez, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Gibbons, Nix, Garcia**

**NAY: None**

#### **THE MOTION CARRIED**

#### **POSTPONED**

**Item 1 Z2017201 S – Withdrawn**

**Item 2 Z2017215 – Withdrawn**

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**REQUESTED CONTINUANCES**

- Item 3** (Continued from 08/15/17) **ZONING CASE # Z2017180 CD S ERZD (Council District 8):** A request for a change in zoning from “C-2 S CC ERZD MLOD-1” Commercial Military Lighting Overlay Edwards Recharge Zone District with a Specific Use Permit and Special City Council Approval for a Small Animal Clinic with Overnight Boarding to “C-2 CD MLOD-1” Commercial Military Lighting Overlay District with Conditional Use for a Veterinary Hospital to include Outdoor runs, Paddocks, and Pens, and "C-2 CD S MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with Conditional Use and Specific Use Authorization for a Veterinary Hospital to include Outdoor Runs, Paddocks, and Pens on Lot 9, Block 22, NCB 14732, located at 12058 Vance Jackson Road. Staff recommends Approval.

Caroline Brown, representative, requested a continuance to work with the community.

**No citizens appeared to speak.**

**COMMISSION ACTION**

A motion was made by Chairwoman Romero and seconded by Commissioner Diaz-Sanchez for a continuance to September 19, 2017.

**AYES: Romero, Diaz-Sanchez, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Gibbons, Nix, Garcia**

**NAY: None**

**THE MOTION CARRIED**

- Item 14** **ZONING CASE # Z2017218 (Council District 4):** A request for a change in zoning from “C-1 AHOD” Light Commercial Airport Hazard Overlay District and “C-2 AHOD” Commercial Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on 1.850 acres out of NCB 11186, located at 8615 South Zarzamora Street. Staff recommends Approval.

Caroline Brown, representative, requested a continuance.

**COMMISSION ACTION**

A motion was made by Commissioner Kamath and seconded by Commissioner Garcia for a continuance to October 3, 2017.

**AYES: Romero, Diaz-Sanchez, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Gibbons, Nix, Garcia**

**NAY: None**

**THE MOTION CARRIED**

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**Item 15 ZONING CASE # Z2017219 (Council District 2):** 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 for 10 Residential Single-Family Units on Lots 8, 9 and 10, Block 35, NCB 1333, located at 1625 Burnet Street. Staff recommends Denial, with an Alternate Recommendation.

Estela Andonie, CCP Premier Investment, representative, requested a continuance.

**No citizens appeared to speak.**

#### **COMMISSION ACTION**

A motion was made by Commissioner Garcia and seconded by Commissioner Diaz-Sanchez for a continuance to September 19, 2017.

**AYES: Romero, Diaz-Sanchez, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Gibbons, Nix, Garcia**

**NAY: None**

**THE MOTION CARRIED**

#### **INDIVIDUAL CONSIDERATION**

**Item 4 (Continued from 07/18/17) ZONING CASE # Z2017066 CD (Council District 2):** A request for a change in zoning from "R-4" Residential Single-Family District to "C-2 CD" Commercial District with a Conditional Use for Motor Vehicle Sales on the South 112.5 feet of Lots 14 and 15, Block 15, NCB 10333, located at 3302 Martin Luther King Drive. Staff recommends Denial.

Staff mailed 42 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Wheatley Heights Action Group Neighborhood Association.

Juan Carlos Barrios, applicant, stated the zoning request is for an automobile business sales office, he also mention there are many other commercial properties in the surrounding area.

**The following citizens appeared to speak:**

Pastor Rosa Wilson, Wheatley Heights NA, 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 Garcia and seconded by Commissioner Rosalez for a continuance to September 19, 2017.

**AYES: Romero, Diaz-Sanchez, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Gibbons, Nix, Garcia**

**NAY: None**

**THE MOTION CARRIED**

**The applicant requested a later date to return to the Zoning Commission.**

A motion to reconsider was made by Commissioner Garcia and seconded by Commissioner McGhee.

**AYES: Romero, Diaz-Sanchez, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Gibbons, Nix, Garcia**

**NAY: None**

**THE MOTION CARRIED**

A motion was made by Commissioner Garcia and seconded by Commissioner Rosalez for a continuance to October 3, 2017.

**AYES: Romero, Diaz-Sanchez, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Gibbons, Nix, Garcia**

**NAY: None**

**THE MOTION CARRIED**

**Item 5 (Continued from 08/15/17) ZONING CASE # Z2017125-A HL (Council District 5):** A request for a change in zoning to add the "HL" Historic Landmark designation to all existing zoning on properties in NCB 1682 and 2182, located at 550 Ruiz Street and 2418 South Presa Street. Staff recommends Approval.

Commissioner Briones requested a continuance on behalf of the District 5 Council Office for zoning case Z2017125-A HL

Kathy Rodriguez, CoSA Deputy Historic Preservation Officer, stated the background information and requested action for the case. She also stated the City has reached out to the two (2) property owners for any concerns and questions.

**The following citizens appeared to speak:**

Patti Zaiontz, SACS, spoke in favor.

Frederica Kushner, spoke in favor.

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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.

The Zoning Commissioners discussed and commented on the presented case.

### **COMMISSION ACTION**

A motion was made by Commissioner Briones and seconded by Commissioner Rosalez for a continuance to October 3, 2017.

**AYES: Romero, Diaz-Sanchez, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Gibbons, Nix**

**NAY: Garcia**

### **THE MOTION CARRIED**

**Item 6 (Continued from 08/15/17) ZONING CASE # Z2017196 CD (Council District 6):** A request for a change in zoning from "C-2NA S AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with Specific Use Authorization for a Wireless Communication System to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales on 0.265 acres out of NCB 8988, located at 1003 Enrique M. Barrera Parkway. Staff recommends Approval.

Staff mailed 10 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and the Community Workers Council is in opposition. Staff stated 2 petitions were received, 1 in favor with twenty-two (22) signatures, and 1 in opposition with thirty (30) signatures from the Community Workers Council.

Gustavo Gonzalez, GE Reaves Engineering, representative, stated the request is to clean up the lot for an auto sales business.

**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 Briones to recommend Denial.

**AYES: Romero, Diaz-Sanchez, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Gibbons, Nix, Garcia**

**NAY: None**

### **THE MOTION CARRIED**

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**Item 7 (Continued from 08/15/17) ZONING CASE # Z2017203 S (Council District 10):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-2 S AHOD” Commercial Airport Hazard Overlay District with Specific Use Authorization for Outdoor Athletic Fields on 10.35 acres out of NCB 15678; located at 12119 Wetmore Road. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment 17061)

Staff mailed 81 notices to the surrounding property owners, 6 returned in favor, 18 returned in opposition, and no response from the Stone Ridge Homeowners Association.

Patrick Christensen, representative, stated the future project is for a soccer field, and amended the zoning request to “NCCD” with uses for a soccer field.

**The following citizens appeared to speak:**

David Kehl, spoke in opposition.

William Germany, spoke with concerns for the access road.

Anna Alwood, spoke with concerns for the animals and birds that currently inhabit the area.

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 Briones to recommend Approval for the amended request of “NCCD” with uses for a Soccer Field with the following conditions:

- Hours of operation 10 a.m. - 9 p.m.
- Eight (8) foot solid screen fence adjacent to the residential properties.

**AYES: Romero, Diaz-Sanchez, McGhee, Kamath, Briones, Rosalez, Nix, Garcia**

**NAY: Rose-Gonzales, Gibbons**

**THE MOTION CARRIED**

**Item 12 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.

Pasha Iqbal, representative, stated the request is for “C-2” and the use will be a dental lab/office.

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**The following citizens appeared to speak:**

DATA Jo Campbell, 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 Rose-Gonzales and seconded by Commissioner Diaz-Sanchez for a continuance to September 19, 2017.

**AYES: Romero, Diaz-Sanchez, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Gibbons, Nix, Garcia**

**NAY: None**

**THE MOTION CARRIED**

**Item 19 ZONING CASE # Z2017223 (Council District 5):** A request for a change in zoning from “I-2 AHOD” Heavy Industrial Airport Hazard Overlay District to “L AHOD” Light Industrial Airport Hazard Overlay District on Lots 6, 7, 8, 9, 10, 26, 27, 28, 29, Block 30, NCB 8523, located at 1320 Somerset Road. Staff recommends Denial. (Associated Plan Amendment 17067)

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

Roberto Alarcan, representative, stated the property is zoned for industrial use, and stated the request is for a future used auto sales business.

**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 Briones and seconded by Commissioner Diaz-Sanchez for a continuance to October 3, 2017.

**AYES: Romero, Diaz-Sanchez, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Gibbons, Nix, Garcia**

**NAY: None**

**THE MOTION CARRIED**

**Commissioner Garcia recused herself from the Zoning Commission at 2:43 pm.**

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**Item 24 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 "C-1 H AHOD" Light Commercial Monte Vista Historic Airport Hazard Overlay District 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.

Staff mailed 23 notices to the surrounding property owners, 14 returned in favor, 3 returned in opposition, and the Monte Vista Homeowners Association is in opposition.

Catherine Laird, representative, stated the zoning request is to restore the zoning to Commercial Historical. She also stated the property has always been used as a Commercial property.

**The following citizens appeared to speak:**

Polly Holms, Monte Vista NA President, presented to the Zoning Commission in opposition, and requested a continuance to work with the applicant.

Lilia Keller, yielded minutes to Polly Holms.

Paula Bondurant, spoke in opposition, and stated the plan is residential.

Paul Kinnison, spoke in opposition.

Frank Garcia, yielded minutes to Tony Garcia.

Tony Garcia, spoke in opposition regarding the loss of residential.

William Todd Keller, spoke in opposition.

Bradley Carson, spoke in opposition.

Kate Soulsby, stated she is not in opposition, and the property appears to be commercial.

Chris Soulsby, not present, sent a letter in favor to the Zoning Commission.

David Smith, spoke in favor.

Dave Liebold, not present.

Pat Scott, read a letter in favor from the property owner.

Larry Powell, 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.

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### **COMMISSION ACTION**

A motion was made by Commissioner Diaz-Sanchez and seconded by Commissioner Briones to recommend Denial.

**AYES: Diaz-Sanchez, Briones, Rosalez, Rose-Gonzales**

**NAY: Romero, McGhee, Kamath, Gibbons, Nix**

**RECUSED: Garcia**

### **THE MOTION FAILED**

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

**AYES: Romero, McGhee, Kamath, Gibbons, Nix**

**NAY: Diaz-Sanchez, Briones, Rosalez, Rose-Gonzales**

**RECUSED: Garcia**

### **THE MOTION FAILED**

**Z2017228 will return to the Zoning Commission on September 19, 2017.**

**Item 27 ZONING CASE # Z2017231 CD (Council District 1):** A request for a change in zoning from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-1 CD AHOD” Light Commercial Airport Hazard Overlay District with a Conditional Use for a Car Wash on Lots 5 and 6, Block 34, NCB 8471, located at 2310 Fresno Street. Staff recommends Approval with Conditions, pending Plan Amendment. (Associated Plan Amendment 17068)

Staff mailed 36 notices to the surrounding property owners, 0 returned in favor, 4 returned in opposition, and the Los Angeles Heights Neighborhood Association is in favor.

Patrick Christensen, representative, stated the carwash owner purchased the vacant lot behind the property to expand the business.

#### **The following citizens appeared to speak:**

Richard Acosta, Los Angeles Heights NA, spoke in favor.

Joe Young, Los Angeles Heights NA, spoke in favor.

Minnie Young, spoke in favor.

Daniel Carrillo, spoke in opposition.

Veronica Evans, 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.

September 5, 2017

**COMMISSION ACTION**

A motion was made by Commissioner Diaz-Sanchez and seconded by Commissioner Rosalez to recommend Denial.

**AYES: Romero, Diaz-Sanchez, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Gibbons, Nix, Garcia**

**NAY: None**

**THE MOTION CARRIED**

**Item 31 Consideration of the August 15, 2017 Zoning Commission Minutes**

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

**Director's Report:**

- IDZ Taskforce Update
- Altavista NCD

There being no further business, the meeting was adjourned at 4:30 p.m.

September 5, 2017

APPROVED:

Dr. Francine Romero, Chair

ATTEST:

Melissa Ramirez, Assistant Director