

November 7, 2017

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
November 7, 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.

1:15 PM – Public Hearing

Roll Call

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

Monica Shaw, World Wide Languages, translator was present.

COMBINED HEARING:

- Item 12 ZONING CASE # Z2017288 (Council District 3):** A request for a change in zoning from "O-2" High-Rise Office District to "C-2" Commercial District on Lot 27 and the East 44 feet of Lot 28, NCB 13575, located at 4127 East Southcross Boulevard. Staff recommends Approval.

Staff mailed 24 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Pecan Valley Neighborhood Association.

Travis Hudson, representative, amended the zoning request to include "NA"

COMMISSION ACTION

A motion was made by Commissioner Garcia and seconded by Commissioner Nix to recommend Approval as amended to "C-2 NA".

AYES: Romero, Lopez, Head, Kamath, Rosalez, Sipes, Gibbons, Nix, Garcia
NAY: None

THE MOTION CARRIED

- Item 13 ZONING CASE # Z2017289 (Council District 3):** A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot Tract 8, NCB 10949, located at 4247 Clark Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17089)

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

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COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

- Item 17 ZONING CASE # Z2017293 (Council District 10):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on 22.485 acres of land out of NCB 16587, located in the 15300 block of Topperwein Road. Staff recommends Approval.

Staff mailed 9 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 Nix to recommend Approval.

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

NAY: None

THE MOTION CARRIED

- Item 18 ZONING CASE # Z2017294 (Council District 8):** A request for a change in zoning from "O-1 GC-1 UC-1 MSAO-1 MLOD-1" Office Hill Country Gateway Corridor I-10 West Scenic Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District to "C-2 GC-1 UC-1 MSAO-1 MLOD-1" Commercial Hill Country Gateway Corridor I-10 West Scenic Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District on Lot P-4A, NCB 18338, located at 23293 IH-10 West. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17092)

Staff mailed 8 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 Nix to recommend Approval.

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

NAY: None

THE MOTION CARRIED

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- Item 19 ZONING CASE # Z2017295 (Council District 2):** A request for a change in zoning from "I-2" Heavy Industrial District to "C-3" General Commercial District on 6.651 acres out of NCB 10571, located at 3855 North Panam Expressway. Staff recommends Approval.

Staff mailed 11 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 Nix to recommend Approval.

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

NAY: None

THE MOTION CARRIED

- Item 20 ZONING CASE # Z2017297 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 an Auto Paint and Body Shop on Lot 51, Block 6, NCB 11716 and 3.247 acres of land out of NCB 11716, located at 9714 and 9626 San Pedro Avenue. Staff recommends Approval.

Staff mailed 18 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and no response from the Greater Harmony Hills Neighborhood Association.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

- Item 23 ZONING CASE # Z2017300 (Council District 8):** A request for a change in zoning from "MPCD MLOD-1 AHOD" Master Planned Community Camp Bullis Military Lighting Overlay Airport Hazard Overlay District to "C-3 GC-1 MLOD-1 AHOD" General Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Airport Hazard Overlay District on 2.706 acres out of NCB 15825, located in the 5400 Block of Presidio Parkway. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17091)

Staff mailed 4 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 Garcia and seconded by Commissioner Nix to recommend Approval.

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

NAY: None

THE MOTION CARRIED

- Item 24 ZONING CASE # Z2017301 S (Council District 2):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with Specific Use Authorization for Used Automotive Parts Recycler on 19.43 acres out of NCB 10597, generally located in the 2100 block of Ackerman Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17093)

Staff mailed 8 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 Nix to recommend Approval.

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

NAY: None

THE MOTION CARRIED

POSTPONED

- Item 2 Z2017237 – Postponed**

- Item 11 Z2017286 – Postponed**

REQUESTED CONTINUANCES

Commissioner Garcia recused herself from the Zoning Commission at 1:29 pm.

- Item 1 (Continued from 10/17/17) 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

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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.

Staff mailed 23 notices to the surrounding property owners, 13 returned in favor, 4 returned in opposition, and the Monte Vista Historical Association is in opposition.

Catherine Laird, representative, requested a continuance to continue to work with the community.

No citizens appeared to speak.

COMMISSION ACTION

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

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

NAY: None

RECUSED: Garcia

THE MOTION CARRIED

Commissioner Garcia re-entered the Zoning Commission meeting at 1:34 pm.

Item 3 (Continued from 10/03/17) ZONING CASE # Z2017261 (Council District 2): A request for a change in zoning from "C-2 H AHOD" Commercial Dignowity Hill Historic Airport Hazard Overlay District and "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted for up to 15 Single-Family Units on 0.632 acres out of NCB 1372, located at 430 North Monumental Street, 1910 Houston Street, and 129 Florence Alley. Staff recommends Approval.

Staff mailed 26 notices to the surrounding property owners, 0 returned in favor, 1 returned in opposition, and the Dignowity Hill Neighborhood Association is in opposition.

Jose Villagomez, representative, requested a continuance to work with the community.

The following citizens appeared to speak:

Evelyn Brown, Dignowity Hill, stated she will come back to speak on December 19, 2017.

COMMISSION ACTION

A motion was made by Commissioner Head and seconded by Commissioner Rosalez for a continuance to December 19, 2017.

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

NAY: None

THE MOTION CARRIED

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- Item 5** (Continued from 10/03/17) **ZONING CASE # Z2017270 S (Council District 6):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with Specific Use Authorization for Metal Recycling with Outdoor Storage on Lot P-200 and Lot P-201, NCB 18049, located at 7510 Grissom Road. Staff recommends Approval with Conditions, pending Plan Amendment. (Associated Plan Amendment 17080)

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

Jerry Arredondo, representative, requested a continuance.

No citizens appeared to speak.

COMMISSION ACTION

A motion was made by Commissioner Rosalez and seconded by Commissioner Nix for a continuance to December 19, 2017.

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

THE MOTION CARRIED

- Item 7** (Continued from 10/17/17) **ZONING CASE # Z2017274 (Council District 1):** A request for a change in zoning from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District on 0.47 acres out of NCB 8417, located at 1006 Vance Jackson Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17083)

Staff mailed 13 notices to the surrounding property owners, 0 returned in favor, and 3 returned in opposition, and no response from the Los Angeles Heights Neighborhood Association.

Moises Cruz, representative, requested a continuance to speak with the Neighborhood Association.

The following citizens appeared to speak:

Deborah Myers, spoke in opposition and presented a petition with thirty-eight (38) signatures in opposition.

Mary Valde, passed time.

Kazuko Badillo, passed time.

Annie Mancha, yielded minutes to Daniel Mancha.

Daniel Mancha, spoke in opposition.

Burt Barr Jr., spoke in opposition.

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Liz Barr, yielded minutes to Burt Barr.

Burt Barr, spoke in opposition.

Oralia Garcia, yielded minutes to Shawn Hayden.

Shawn Hayden, spoke in opposition.

Ben Perso, 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 Lopez to recommend Approval. No second on the motion.

THE MOTION FAILED

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

AYES: Head, Kamath, Rosalez

NAY: Romero, Lopez, Sipes, Gibbons, Nix, Garcia

THE MOTION FAILED

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

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

NAY: None

THE MOTION CARRIED

A motion was made by Commissioner Garcia and seconded by Commissioner Head to recommend Denial.

AYES: Romero, Head, Rosalez, Sipes, Gibbons, Nix, Garcia

NAY: Lopez, Kamath

THE MOTION CARRIED AS DENIAL

Item 8 (Continued from 10/17/17) **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 and Zoning Commission recommend Approval.

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

Steve Grinnell, representative, amended the zoning request to "C-2 NA" and requested a continuance to work with the community.

No citizens appeared to speak.

COMMISSION ACTION

A motion was made by Commissioner Garcia and seconded by Commissioner Nix for a continuance to December 5, 2017.

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

NAY: None

THE MOTION CARRIED

Item 14 ZONING CASE # Z2017290 CD (Council District 1): 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 Motor Vehicle Sales on the East 186.59 feet of Lot 12, NCB 10102, located at 6811 San Pedro Avenue. Staff recommends Denial. (Associated Plan Amendment Case 17088)

Staff mailed 14 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and no responses from the North Shearer Hills or Shearer Hills/Ridgeview Neighborhood Associations.

The applicant was not present. Staff stated the continuance is due to the re-notification process for the amended zoning change by the applicant.

No citizens appeared to speak.

COMMISSION ACTION

A motion was made by Commissioner Lopez and seconded by Commissioner Garcia for a continuance to November 21, 2017.

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

NAY: None

THE MOTION CARRIED

Item 9 ZONING CASE # Z2017278 (Council District 1): A request for a change in zoning from "IDZ H HS AHOD" Infill Development Zone King William Historic Historic Significant Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "MF-25" Low Density Multi-Family District with a Maximum density of 14 Units Per Acre and "IDZ H AHOD" Infill Development Zone King William Historic Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "MF-25" Low Density Multi-Family District with a Maximum density of 14 Units Per Acre to "IDZ H HS AHOD" Infill Development Zone King William Historic Historic Significant Airport Hazard Overlay District with uses permitted in "MF-25" Low Density Multi-

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Family District, "C-2" Commercial District and a Party House, Reception Hall, and Meeting Facilities and "IDZ H AHOD" Infill Development Zone King William Historic Airport Hazard Overlay District with uses permitted in "MF-25" Low Density Multi-Family District, "C-2" Commercial District and a Party House, Reception Hall, and Meeting Facilities on the East 97.33 feet of Lot A-21, Block 11, NCB 2963 and Lot 1, Block 5, NCB 948, located at 1119 and 1127 South St. Mary's Street. Staff recommends Approval.

Staff mailed 25 notices to the surrounding property owners, 2 returned in favor, 8 returned in opposition, and the King William Neighborhood Association is only in support if outdoor amplification is not allowed and proof of an arrangement for offsite parking for at least 150 cars is provided.

Karl Baker, representative, Urban Creative, requested a continuance to work with the community. The representative stated the applicant hired a noise consultant and considered changing the use.

Mike Shannon, DSD Director, addressed the Zoning Commission questions regarding processes.

The following citizens appeared to speak:

Jessie Simpson, spoke in opposition.

Andrew Sherwood, spoke in opposition.

Christina Garcia, spoke in opposition.

Chance Kinnison, spoke in opposition.

Patty Zaiontz, San Antonio Conservation Society, read a letter of opposition from Ms. Susan Bevin, President of the SACS.

Kate Mason, spoke in opposition, presented 17 notices in opposition and stated the noise affects her family.

Mike Shannon, DSD Director, addressed the Zoning Commission questions regarding processes.

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 for a continuance to November 21, 2017. No second on the motion.

THE MOTION FAILED

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A motion was made by Commissioner Garcia and seconded by Commissioner Gibbons to recommend Denial.

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

NAY: None

THE MOTION CARRIED AS DENIAL

The Zoning Commission recessed in to a break at 3:36 pm.

The Zoning Commission reconvened into session at 3:44 pm.

Commissioner Head recused himself from the Zoning Commission at 3: 44 pm.

Item 16 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.

The applicant was not present. Staff stated the applicant requested a continuance to work with the community.

The following citizens appeared to speak:

Daniel Cuellor, left the meeting.

GR Martinez, left the meeting.

COMMISSION ACTION

A motion was made by Commissioner Kamath and seconded by Commissioner Garcia for a continuance to December 19, 2017.

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

NAY: None

RECUSED: Head

THE MOTION CARRIED

Commissioner Head re-entered the Zoning Commission at 3:48 pm.

INDIVIDUAL CONSIDERATION

- Item 4** (Continued from 10/17/17) **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)

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

Russell Felan, representative, amended the zoning request to "CD with Conditional Uses for full service auto repair".

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 Garcia to recommend Approval as Amended for "CD with Conditional Uses for full service auto repair".

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

NAY: None

THE MOTION CARRIED

- Item 6** (Continued from 10/17/17) **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, 6 returned in opposition, and the Greater Harmony Hills Neighborhood Association is in opposition.

Lois Morgado, applicant, stated the request is for a duplex and for legally separating the utilities.

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 Gibbons and seconded by Commissioner Garcia to recommend Denial.

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

NAY: None

THE MOTION CARRIED AS DENIAL.

Item 10 ZONING CASE # Z2017281 CD (Council District 2): A request for a change in zoning from "I-1" General Industrial, "C-2" Commercial District and "RM-4" Residential Mixed District to "C-2 CD" Commercial District with a Conditional Use for Auto Paint and Body- Repair with Outside Storage of Vehicles and Parts Permitted but Totally Screened from View of Adjacent Property Owners and Public Roadways on Lot 29, NCB 10734 and 0.828 acres out of Lot 12, Block 2, NCB 10733, located 1231 and 1241 South WW White Road. Staff recommends Approval.

Staff mailed 16 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Hein Orchard Neighborhood Association.

Vanessa Hernandez, representative, stated the request is to become compliant with the City of San Antonio as a mechanic repair shop.

The following citizens appeared to speak:

Maria De La Garza, Hein Orchard NA/Eastern Triangle, spoke in favor.

William Morantz, 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 Head and seconded by Commissioner Rosalez to recommend Approval with the following conditions:

1. Downward lighting directed away from any surrounding residential uses.
2. No outdoor amplification speakers during the hours of 7 p.m. and 7 a.m.
3. No temporary signage.
4. Outdoor storage must be screened from view of adjacent residential properties and public roadways by an eight (8) foot solid screened fence on the side and rear of the property, and a six (6) foot fence along the front of the property.

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

NAY: None

THE MOTION CARRIED

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Item 15 ZONING CASE # Z2017291 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 Four (4) Dwelling Units on Lot 7, Block 4, NCB 2354, located at 2124 Monterey Street. Staff recommends Denial. 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.

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

Leticia Gonzalez, presented before and after pictures of the property with the additions, and stated she is requesting four (4) units.

Monica Shaw, World Wide Language, translated for the applicant.

The following citizens appeared to speak:

Martha Schultz, spoke in opposition.

Imelda Castro, spoke in opposition.

Gloria Diaz, 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 Garcia and seconded by Commissioner Rosalez to recommend Denial.

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

NAY: None

THE MOTION CARRIED AS DENIAL

Item 21 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

Item 22 ZONING CASE # Z2017299 CD (Council District 2): A request for a change in zoning from "PUD C-1" Planned Unit Development Light Commercial District and "C-3NA" General Commercial Nonalcoholic Sales District to "R-6 CD" Residential Single-Family District with Conditional Use for an Assisted Living Facility with up to sixteen (16) residents on 0.494 acres out of NCB 10615, located in the 5000 Block of Waycross Lane. Staff recommends Approval.

Staff mailed 15 notices to the surrounding property owners, 0 returned in favor, and 1 returned in opposition.

The applicant was not present.

No citizens appeared to speak.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

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Item 25 Consideration of the October 17, 2017 Zoning Commission Minutes.

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

Director's Report:

- New Zoning Commissioner Orientation scheduled for December 5, 2017.

There being no further business, the meeting was adjourned at 5:38 p.m.

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APPROVED:

A handwritten signature in black ink, appearing to read 'FR' followed by a stylized flourish.

Dr. Francine Romero, Chair

ATTEST:

A handwritten signature in green ink, appearing to read 'Melissa Ramirez'.

Melissa Ramirez, Assistant Director