

February 2, 2016

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
February 2, 2016**

DRAFT

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

1. 1:15 PM – Public Hearing

2. Roll Call.

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

Absent: Briones

COMBINED HEARING:

Commissioner Garcia recused herself from the combine hearing vote.

Commissioner Martinez stepped out of the meeting.

- 3. (Continued from 01/19/16) ZONING CASE # Z2016045 (Council District 2):** A request for a change in zoning from "C-3NA," General Commercial Nonalcoholic Sales District, "I-1" General Industrial District, "NP-10" Neighborhood Preservation District, and "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "I-1" General Industrial District and "I-1 AHOD" General Industrial Airport Hazard Overlay District on 96.23 acres of land out of NCB 12886 located at 1178, 1520, and 1542 Southeast Loop 410. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16014)

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

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

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4. **ZONING CASE # Z2016061 (Council District 10):** A request for a change in zoning from "C-2" Commercial District to "MPCD" Master Planned Community District on 38.615 acres out of NCB 17365 located in the 17100 Block of Bulverde Road. Staff recommends approval.

Staff mailed 22 notices to the surrounding property owners, 1 returned in favor, and 0 returned in opposition.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

5. **ZONING CASE # Z2016063 (Council District 8):** A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on 13.60 acres out of NCB 11619 and 12812 located in the 7700 Block of Louis Pasteur Drive. Staff recommends Approval.

Staff mailed 19 notices to the surrounding property owners, 1 returned in favor, and 1 returned in opposition.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

6. **ZONING CASE # Z2016069 (Council District 2):** A request for a change in zoning from "IDZ RIO-1" Infill Development Zone River Improvement Overlay District and "R-4 RIO-1" Residential Single-Family River Improvement Overlay District to "IDZ RIO-1" Infill Development Zone River Improvement Overlay District with uses permitted in "RM-4" Residential Mixed District on Lot 5, the North 25-feet of Lot 6, the South 25-feet of the West

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60-feet of Lot 6, the West 60-feet of Lot 7, and Lots 16, 17, 18, 19, and 901, Block 2, NCB 3081, generally located in the 200 Block of Catalpa Avenue and at 119, 127, 129, 131 and 133 Carnahan Street. Staff recommends Approval.

Staff mailed 36 notices to the surrounding property owners, 16 returned in favor, 0 returned in opposition, and no response from the Mahncke Park Neighborhood Association.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

7. **ZONING CASE # Z2016072 (Council District 2):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 5, Block 3, NCB 16890 located at 3460 Northeast Parkway. Staff recommends Approval.

Staff mailed 14 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and no response from the Wilshire Neighborhood Association.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

8. **ZONING CASE # Z2016079 (Council District 6):** A request for a change in zoning from "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for an Electrical Component Fabrication to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 7.795 acres of land out of NCB 16115 located at the 6600 Block of Culebra Road. Staff recommends Approval.

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

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

REQUESTED CONTINUANCES:

9. **(Continued from 01/19/16) ZONING CASE # Z2015311 ERZD (Council District 9):** A request for a change in zoning from "C-3 S MLOD-1 ERZD" General Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with Specific Use Authorization for Animal Clinic, Automobile Parts Sales Facility, Building Specialties, Retail Facility, Paint and Wallpaper Store with Retail and Wholesale Sales, Print Shop, and Blueprinting Photostatting Facility to "MF-50 MLOD-1 ERZD" Multi-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on Lot 11, Block 4, NCB 15671 located at 1900 Block of East Sonterra Boulevard. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA 15089)

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

A motion was made by Commissioner P. McGee and seconded by Commissioner Garcia for a continuance to February 16, 2016.

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

NAY: None

THE MOTION CARRIED

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10. **(Continued from 12/15/15) ZONING CASE # Z2016031 (Council District 5):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “RM-4 AHOD” Residential Mixed Airport Hazard Overlay District on Lot 31, Block 24, NCB 11357 located at 2122 Valencia Calle. Staff recommends Denial.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

A motion was made by Commissioner P. McGee and seconded by Commissioner Garcia for a continuance to March 1, 2016.

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

NAY: None

THE MOTION CARRIED

Commissioner Martinez re-entered the meeting.

11. **(Continued from 01/19/16) ZONING CASE # Z2016019 (Council District 5):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District to allow for five (5) Single-Family Dwellings on 0.29 acres of land out of NCB 2574 and NCB 2859 located in the 200 Block of Simon Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16005)

Staff mailed 40 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and the Lone Star Neighborhood Association is in favor.

The following citizens appeared to speak:

Ramona Rivera, left the meeting.

Anne McCarthy, spoke in opposition.

Julie Jimenez, spoke in opposition.

Antonio Garcia, spoke in opposition.

Executive Session

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The Zoning Commissioners recessed into Executive Session from the Board Room into the Tobin Room at 1:45p.m.

No action being taken in the Executive Session, the Zoning Commissioners reconvened back into the Zoning Commission meeting at 1:58 p.m.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

A motion was made by Commissioner Romero and seconded by Commissioner Salazar for a continuance to March 1, 2016.

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

NAY: None

THE MOTION CARRIED

12. **(Continued from 01/19/16) ZONING CASE # Z2016050 (Council District 4):** A request for a change in zoning from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on the North 104.69 feet of Lot 2, Block 1, NCB 14567 located at 9450 New Laredo Highway. Staff recommends Approval.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

A motion was made by Commissioner Salazar and seconded by Commissioner Martinez for a continuance to February 16, 2016.

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

NAY: None

THE MOTION CARRIED

13. **ZONING CASE # Z2016062 (Council District 6):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-5 AHOD" Residential-Mixed Airport Hazard Overlay District on Lot 18, Block 14, NCB 8988 located at 718 Southwest 41st Street. Staff recommends Denial.

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Staff mailed 37 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Community Workers Council Neighborhood Association.

The following citizens appeared to speak:

Yolanda Cyrus, spoke in opposition.

Robert Vasquez, spoke in opposition.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

A motion was made by Commissioner Martinez and seconded by Commissioner Rose-Gonzales for a continuance to February 16, 2016.

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

THE MOTION CARRIED

14. **ZONING CASE # Z2016067 CD (Council District 10):** A request for a change in zoning from "R-20 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-20 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for an Assisted Living Facility with no more than 16 residents on Lot 11, Block 2, NCB 11977 located at 8723 Post Oak Lane. Staff recommends Approval.

Staff mailed 26 notices to the surrounding property owners, 2 returned in favor, 8 returned in opposition, and the McArthur Neighborhood Association is in opposition.

The following citizens appeared to speak:

Larson Everett, spoke in opposition.

Al Futon, spoke in opposition, and presented a map with additional neighbors in opposition.

Mike Pratt, spoke in opposition.

Joanne Horuath Fulton, spoke in opposition.

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Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

A motion was made by Commissioner King and seconded by Commissioner Martinez for a continuance to February 16, 2016.

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

NAY: None

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION

15. **ZONING CASE # Z2016012 ERZD (Council District 9):** A request for a change in zoning from "C-3 MLOD ERZD" General Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "MF-25 MLOD ERZD" Low Density Multi-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on 17.26 acres of land out of NCB 19218 generally located in the 20600 Block of Stone Oak Parkway. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16002)

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

Daniel Briggs, representative, stated the request is for an apartment complex.

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

No citizens appeared to speak.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

16. **ZONING CASE # Z2016075 S ERZD (Council District 8):** A request for a change in zoning from "C-3 MLOD-1 AHOD ERZD" General Commercial Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District to C-3 S MLOD-1 AHOD ERZD" General Commercial Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District with Specific Use Authorization for a Helistop on Lot 9, Block 6, NCB 14848, generally located at 4700 Quarry Run, southwest of the intersection of Quarry Run and University Oak. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16020)

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

Jimmy Hasslocker, representative and Chairman of Bexar Metro 911, stated the request is for a future Regional Emergency Operations Center for the City of San Antonio and surrounding area, and also stated Bexar County Sheriff Susan Pamerleau plans to move her communications department into the building as well. He stated this will be an appropriate use of the property.

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

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 Romero and seconded by Commissioner Martinez to recommend approval with all of SAWS Recommendations and the following conditions:

- a. No fueling of helicopters shall be allowed on site.
- b. No maintenance of helicopters or associated equipment shall be permitted on site.

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

NAY: None

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THE MOTION CARRIED

17. **(Continued from 01/19/16) ZONING CASE # Z2016048 CD (Council District 2):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for a Pawn Shop on Lots 1 through 4, Block 16, NCB 1314 located at 1301 Lamar Street. Staff recommends Denial, with Alternate Recommendation.

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

Richard Warncke, representative, stated the zoning change is to re-locate a Pawn Shop business into newly bought property.

The following citizens appeared to speak:

Hamberto Rodriguez, spoke in opposition.

Mary Emerson, President of the Harvard Place-Eastlawn Neighborhood Association, spoke in opposition.

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

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

A motion was made by Chairman Shaw and seconded by Commissioner Romero to recommend approval.

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

NAY: None

THE MOTION CARRIED

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The Zoning Commissioners recessed for a 10 min break at 3:36 p.m.

18. **(Continued from 01/19/16) ZONING CASE # Z2016068 (Council District 8):** A request for a change in zoning from "O-1 UC-1 MLOD-1 MSAO-1 AHOD" Light Office IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Sound Attenuation Overlay Airport Hazard Overlay District to "O-2 UC-1 MLOD-1 MSAO-1 AHOD" High Rise Office IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Sound Attenuation Overlay Airport Hazard Overlay District on 2.274 acres out of NCB 34725 located at 6912 Camp Bullis Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16017)

Staff mailed 11 notices to the surrounding property owners, 0 returned in favor, and 27 returned in opposition. The Legend Hills Neighborhood Association is in opposition, and no response from The Crown Ridge Neighborhood Association.

Patrick Christensen, representative, amended the zoning request to "O-1.5" Mid-Rise Office District. The representative stated he has been working with the neighborhood associations.

The following citizens appeared to speak:

Linda Harris, spoke in favor with some concerns.

John Kelly, Vice-President for the Crown Ridge Neighborhood Association, spoke in favor of the amended request for "O-1.5".

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

A motion was made by Commissioner Romero and seconded by Commissioner Martinez to recommend approval for "O-1.5 UC-1 MLOD-1 MSAO-1 AHOD".

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

NAY: None

THE MOTION CARRIED

19. **(Continued from 01/19/16) ZONING CASE # Z2016071 (Council District 1):** A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on Lot 14, Block 9, NCB 2020 located at 425 Cincinnati Avenue. Staff Recommends Approval.

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Staff mailed 19 notices to the surrounding property owners, 8 returned in favor, and 0 returned in opposition.

Carl Morgan, representative, stated the zoning change is to help sell the property.

The following citizens appeared to speak:

Rose Sambrano, spoke in opposition.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

A motion was made by Commissioner Diaz-Sanchez and seconded by Commissioner King to recommend Approval.

AYES: Shaw, Diaz-Sanchez, King

NAY: J. McGhee, Salazar, Martinez, Rose-Gonzales, Romero, P. McGee, Garcia

THE MOTION FAILED. THE CASE PROCEEDS WITH A RECOMMENDATION OF DENIAL TO CITY COUNCIL.

Chairman Shaw recused himself from Zoning Case Z2016026 CD.

20. **ZONING CASE # Z2016026 CD (Council District 6):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for a Moving Company on 0.510 acres of land out of NCB 34400 generally located in the 1800 Block of Loop 1604 North frontage and Kilmarnoch. Staff recommends Approval.

Staff mailed 7 notices to the surrounding property owners, 2 returned in favor, 9 returned in opposition, and no response from the Oak Creek Neighborhood Association.

James McKnight, representative, stated the request is for a moving company. The representative amended the request to include "NA" Nonalcoholic Sales, and stated the applicant has been working with the surrounding community.

Dee Ann Lopez, applicant, stated the moving company has been in business and requested the zoning change for a building for her company.

The following citizens appeared to speak:

Brent Fleming, spoke in opposition.

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Pat Cavanaugh, yielded minutes to Brent Fleming.

Riley Robertson, yielded minutes to Brent Fleming.

Jori Zabava, Oak Creek Neighborhood Association spoke in opposition.

Garnet Sleighter, yielded minutes to Jori Zabava.

Geoffrey Stewart, passed.

Harrie Stevens, spoke in opposition.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

A motion was made by Commissioner Martinez and seconded by Commissioner Salazar for a continuance to February 16, 2016.

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

NAY: None

THE MOTION CARRIED

21. **ZONING CASE # Z2016058 (Council District 1):** A request for a change in zoning from "H HS IDZ AHOD" King William Historic Significant Infill Development Zone King William Historic Airport Hazard Overlay District with Residential Mixed Uses to "IDZ H HS AHOD" Infill Development Zone King William Historic Significant Airport Hazard Overlay District with uses allowed in "RM-4" Residential Mixed District, Art Studio and Professional Office on Lot 11, Block 9, NCB 750 located at 306 East Johnson Street. Staff recommends Approval.

Staff mailed 27 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition, and no response from the King William Neighborhood Association.

Bonita Simpson, applicant, amended the zoning request to IDZ with uses in RM-4, removing the Office and Art Studio uses. The applicant stated she would only develop two (2) residential-units on the property.

The following citizens appeared to speak:

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Cherise Bell, President of the King William Neighborhood Association, stated she is in agreement with the amended request.

Roy Pachecano, read a statement of support.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

A motion was made by Commissioner Diaz-Sanchez and seconded by Commissioner J. McGhee to recommend approval for "IZD with uses for RM-4".

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

NAY: None

THE MOTION CARRIED

- 22. ZONING CASE # Z2016065 S (Council District 2):** A request for a change in zoning from "L EP-1" Light Industrial Facility Parking/Traffic Control District to "L EP-1 S" Light Industrial Facility Parking/Traffic Control District with Specific Use Authorization for Truck Repair and Maintenance on 1.340 acres of land out of NCB 10233 located at 3011 East Commerce Street. Staff recommends Approval.

Staff mailed 9 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Jefferson Heights Neighborhood Association.

Patrick Christensen, representative, stated the property is vacant, and requesting the zoning change for a truck repair and maintenance shop.

The following citizens appeared to speak:

Charles English, President of the Jefferson Heights Neighborhood Association, spoke in opposition.

William Harper, Secretary of Treasure, spoke in opposition.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

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A motion was made by Chairman Shaw and seconded by Commissioner Garcia to recommend approval.

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

NAY: None

THE MOTION CARRIED

23. **ZONING CASE # Z2016074 (Council District 10):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District, "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Single-Family uses not to exceed 15 units per acre on Lots 2, 3, 4, 9, 10, 11 and 12 NCB 9634 located at 129 and 135 Cloudhaven Drive, and 208, 210, 212, and 222 Rainbow Drive. Staff recommends Approval.

Staff mailed 24 notices to the surrounding property owners, 6 returned in favor, and 0 returned in opposition.

Salvador Flores, representative, stated the request is to allow 22 single-family homes. The representative stated the applicant is working with the surrounding community.

The following citizens appeared to speak:

George Vann, spoke in opposition.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

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

AYES: Shaw, J. McGhee, Martinez, King, Garcia

NAY: Diaz-Sanchez, Salazar, Rose-Gonzales, Romero, P. McGee

A motion to reconsider was made by Commissioner Romero and seconded by Commissioner P. McGee.

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

NAY: Salazar

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THE MOTION PASSED

A motion was made by Commissioner King and seconded by Commissioner P. McGee for a continuance to February 16, 2016.

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

NAY: None

THE MOTION PASSED

24. **ZONING CASE # Z2016080 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 (Full Service) on Lots 8A through 11A, Block 9, NCB 9017 located at 4800 San Pedro Avenue. Staff recommends Denial. (Associated Plan Amendment16022)

Staff mailed 18 notices to the surrounding property owners, 1 returned in favor, and 0 returned in opposition. The Edison Neighborhood Association is in favor, but the Olmos Park Terrace Neighborhood Association is in opposition.

Jerry Arredondo, representative, stated the request is for an auto repair shop that has been in business for many years. The representative also amended the zoning request to include "NA".

The following citizens appeared to speak:

Karin Gabrielson, spoke in favor.

Laura Sily, owner, request the commission approve the request.

Sandy Jordan, spoke in favor on behalf of Mr. Clarence Simpson.

Betty Eckhert, spoke in opposition.

Vicki Cade, spoke in favor.

Dr. Norma Rogers, Olmos Park Terrace Neighborhood Association, spoke in opposition.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

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A motion was made by Commissioner Diaz-Sanchez and seconded by Commissioner Rose Gonzales to recommend approval for "C-2 NA CD AHOD".

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

NAY: Salazar

THE MOTION CARRIED

34. Consideration of the January 19, 2016 Zoning Commission Minutes.

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

35. Director's Report:

36. There being no further business, the meeting was adjourned at 6:23 p.m.

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APPROVED:

William Shaw, Chairman

ATTEST:

Executive Secretary