

April 18, 2017

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
April 18, 2017**

DRAFT

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

1:05 PM – Public Hearing

Roll Call

Present: Romero, Diaz-Sanchez, Head, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Nix, Garcia

Absent: McGhee

Arriane Villanueva, World Wide Languages, translator was present.

COMBINED HEARING:

- Item 7** (Continued from 04/04/17) **ZONING CASE # Z2017079 (Council District 4):** A request for a change in zoning from "NP-8 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District on P-37 ABS 16, NCB 15261, generally located in the 5800 block of Elm Valley Drive. Staff recommends Approval.

Staff mailed 45 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the People Active in Community Efforts.

COMMISSION ACTION

A motion was made by Commissioner Briones and seconded by Commissioner Rose-Gonzales to recommend Approval.

AYES: Romero, Diaz-Sanchez, Head, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Nix, Garcia

NAY: None

THE MOTION CARRIED

- Item 8** (Continued from 04/04/17) **ZONING CASE # Z2017094 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 a Duplex on Lot 31, Block, NCB 2585, located at 307 Lone Star Boulevard. Staff recommends Approval.

Staff mailed 26 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition, and no response from the Lone Star Neighborhood Association.

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COMMISSION ACTION

A motion was made by Commissioner Briones and seconded by Commissioner Rose-Gonzales to recommend Approval.

AYES: Romero, Diaz-Sanchez, Head, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Nix, Garcia

NAY: None

THE MOTION CARRIED

- Item 9** (Continued from 04/04/17) **ZONING CASE # Z2017095 (Council District 2):** A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with four (4) single-family dwelling units on Lots 23 and 24, Block 1, NCB 2923, located at 113 Paul Street. Staff recommends Approval.

Staff mailed 40 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 Rose-Gonzales to recommend Approval.

AYES: Romero, Diaz-Sanchez, Head, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Nix, Garcia

NAY: None

THE MOTION CARRIED

- Item 10** **ZONING CASE # Z2017103 (Council District 5):** A request for a change in zoning from "C-3 NA CD RIO-4 AHOD" General Commercial Nonalcoholic Sales River Improvement Overlay Airport Hazard Overlay District with a Conditional Use for Auto Parts Wholesale and Warehouse to "IDZ RIO-4 AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "MF-50" Multi-Family District, "C-3" General Commercial District and Funeral Home and Mortuary on Lots 21 and 22, NCB 2852, located at 319 W. Mitchell Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17032)

Staff mailed 48 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and no response from the Lone Star Neighborhood Association.

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COMMISSION ACTION

A motion was made by Commissioner Briones and seconded by Commissioner Rose-Gonzales to recommend Approval.

AYES: Romero, Diaz-Sanchez, Head, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Nix, Garcia

NAY: None

THE MOTION CARRIED

Item 12 ZONING CASE # Z2017107 S (Council District 9): A request for a change in zoning from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales 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 0.641 acres out of Lot 5, NCB 12060, located at 955 East Bitters Road. Staff recommends Approval.

Staff mailed 15 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Blue Ridge Estates.

COMMISSION ACTION

A motion was made by Commissioner Briones and seconded by Commissioner Rose-Gonzales to recommend Approval.

AYES: Romero, Diaz-Sanchez, Head, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Nix, Garcia

NAY: None

THE MOTION CARRIED

Item 13 ZONING CASE # Z2017108 (Council District 1): A request for a change in zoning from "C-2 H AHOD" Commercial Lavaca Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Lavaca Historic Airport Hazard Overlay District for Two Single-Family Units on 0.191 acres out of NCB 926, located at 421 Labor Street. Staff recommends Approval.

Staff mailed 22 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and no response from the Lavaca Neighborhood Association.

COMMISSION ACTION

A motion was made by Commissioner Briones and seconded by Commissioner Rose-Gonzales to recommend Approval.

AYES: Romero, Diaz-Sanchez, Head, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Nix, Garcia

NAY: None

THE MOTION CARRIED

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- Item 14 ZONING CASE # Z2017109 CD (Council District 4):** A request for a change in zoning from "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Cabinet Manufacturing and Repair to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto Paint and Body Shop on Lot 42, Block 32, NCB 15275, located at 5715 Five Palms Drive. Staff recommends Approval with Conditions.

Staff mailed 13 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and no response from the People Active in Community Efforts.

COMMISSION ACTION

A motion was made by Commissioner Briones and seconded by Commissioner Rose-Gonzales to recommend Approval.

AYES: Romero, Diaz-Sanchez, Head, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Nix, Garcia

NAY: None

THE MOTION CARRIED

- Item 21 ZONING CASE # Z2017118 (Council District 1):** A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "O-1.5 AHOD" Mid-Rise Office Airport Hazard Overlay District on 2 acres out of NCB 13266, located at 2803 Mossrock Drive. Staff recommends Approval.

Staff mailed 22 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 Rose-Gonzales to recommend Approval.

AYES: Romero, Diaz-Sanchez, Head, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Nix, Garcia

NAY: None

THE MOTION CARRIED

- Item 22 ZONING CASE # Z2017119 (Council District 6):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on Lot 2, Block 4, NCB 18284, located at 7796 Culebra Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17036)

Staff mailed 13 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and the Pipers Meadow Neighborhood Association is not opposed.

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COMMISSION ACTION

A motion was made by Commissioner Briones and seconded by Commissioner Rose-Gonzales to recommend Approval.

AYES: Romero, Diaz-Sanchez, Head, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Nix, Garcia

NAY: None

THE MOTION CARRIED

- Item 24 ZONING CASE # Z2017121 (Council District 3):** A request for a change in zoning from "MR AHOD" Military Reservation Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District for single-family uses not to exceed seven (7) units per acre on 1.015 acres out of NCB 10879, located in the SW corner of Sidney Brooks Drive and Aeromedical Drive. Staff recommends Approval, pending Plan Amendment (Associated Plan Amendment 17038).

Staff mailed 3 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 Rose-Gonzales to recommend Approval.

AYES: Romero, Diaz-Sanchez, Head, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Nix, Garcia

NAY: None

THE MOTION CARRIED

- Item 25 ZONING CASE # Z2017123 (Council District 1):** A request for a change in zoning from "RM-4 H AHOD" Residential Mixed Lavaca Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Lavaca Historic Airport Hazard Overlay District with single family uses not to exceed 14 units per acre on Lots 3 and 4, Block 7, NCB 926, located at 410, 414, and 418 Barrera Street. Staff recommends Approval, pending Plan Amendment (Associated Plan Amendment 17041).

Staff mailed 17 notices to the surrounding property owners, 1 returned in favor, 1 returned in opposition, and the Lavaca Neighborhood Association in not opposed.

COMMISSION ACTION

A motion was made by Commissioner Briones and seconded by Commissioner Rose-Gonzales to recommend Approval.

AYES: Romero, Diaz-Sanchez, Head, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Nix, Garcia

NAY: None

THE MOTION CARRIED

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REQUESTED CONTINUANCES

- Item 2 ZONING CASE # Z2017086 S ERZD (Council District 8):** A request for a change in zoning from "MPCD S GC-1 MLOD-1 AHOD ERZD" Master Planned Community Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District with Specific Use Authorization for Motor Vehicle Sales to "MPCD S GC-1 MLOD-1 AHOD ERZD" Master Planned Community Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District with Specific Use Authorization for Motor Vehicle Sales (to amend the site plan) on Lot 10, Block 6, NCB 14747, located at 5610 North Loop 1604 West. Staff recommends Approval.

Staff mailed 9 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from Tobin Hill Community Association.

James McKnight, representative, requested a 4 week continuance.

COMMISSION ACTION

A motion was made by Chairwoman Romero and seconded by Commissioner Garcia for a continuance to May 16, 2017.

AYES: Romero, Diaz-Sanchez, Head, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Nix, Garcia

NAY: None

THE MOTION CARRIED

- Item 15 ZONING CASE # Z2017110 (Council District 3):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 AHOD" General Commercial Airport Hazard Overlay District on Lots 10 and 11, Block 31, NCB 8663, located at 111 E Crane Avenue. Staff recommends Approval, pending Plan Amendment (Associated Plan Amendment 17035).

Staff mailed 20 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition, and no response from the South Central San Antonio Community Plan.

David Perez, representative, requested a 4 week continuance.

COMMISSION ACTION

A motion was made by Commissioner Garcia and seconded by Commissioner Greer for a continuance to May 16, 2017.

AYES: Romero, Diaz-Sanchez, Head, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Nix, Garcia

NAY: None

THE MOTION CARRIED

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- Item 17 ZONING CASE # Z2017112 (Council District 6):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on a 0.21 acre tract of land out of Lot 16, Block 4, NCB 8989, located at 563 SW 39th Street. Staff recommends Approval.

Staff mailed 11 notices to the surrounding property owners, 0 returned in favor, and 5 returned in opposition, and no response from the Community Workers Council.

Staff stated the applicant submitted a letter for a 4 week continuance request.

COMMISSION ACTION

A motion was made by Commissioner Rosalez and seconded by Commissioner Garcia for a continuance to May 16, 2017.

AYES: Romero, Diaz-Sanchez, Head, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Nix, Garcia

NAY: None

THE MOTION CARRIED

- Item 23 ZONING CASE # Z2017120 CD (Council District 4):** A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for a Wrecker Service Auto Repair and Auto Sales on 1.819 acres out of NCB 15177 and "MF-40 AHOD" Multi-Family Airport Hazard Overlay District on 0.8611 acres out of NCB 15177 located at 3722 SW Loop 410. Staff recommends Approval.

Staff mailed 24 notices to the surrounding property owners, 0 returned in favor, 2 returned in opposition, and no responses from Springvale and Valley Hi Neighborhood Associations.

Staff stated the applicant requested a 2 week continuance.

COMMISSION ACTION

A motion was made by Commissioner Kamath and seconded by Commissioner Garcia for a continuance to May 2, 2017.

AYES: Romero, Diaz-Sanchez, Head, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Nix, Garcia

NAY: None

THE MOTION CARRIED

POSTPONED

- Item 1** Z2017113 - Postponed

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INDIVIDUAL CONSIDERATION

- Item 3 ZONING CASE # Z2017089 S ERZD (Council District 8):** A request for a change in zoning from “C-3 MLOD-1 AHOD ERZD” General Commercial Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District to “L S MLOD-1 AHOD ERZD” Light Industrial Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District with Specific Use Authorization for an Office Warehouse/Flex Space on Lot 1, Block 5, NCB 14848, located at 15938 University Oak. Staff recommends Approval, pending Plan Amendment (Associated Plan Amendment 17029).

Mike Barr, SAWS representative, presented SAWS findings and recommendations for Approval.

Ashley Farrimond, representative, presented the zoning request for an A/C business to store their products in the office/warehouse space.

No citizens appeared to speak

COMMISSION ACTION

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

AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Nix

NAY: None

THE MOTION CARRIED

Commissioner Nix recused himself from the Zoning Commission hearing at 1:30 pm.

- Item 4 ZONING CASE # Z2017090 ERZD (Council District 8):** A request for a change in zoning from "MF-18 ERZD" Limited Density Multi-Family Edwards Recharge Zone District to "C-2 ERZD" Commercial Edwards Recharge Zone District on 2.470 acres out of Lot P-8B, NCB 14615, located at 8130 West Hausman Road. Staff recommends Approval.

Staff mailed 10 notices to the surrounding property owners, 2 returned in favor, and 0 returned in opposition.

Mike Escalante, SAWS representative, stated SAWS recommends Approval.

Ashley Farrimond, representative, stated the request is for a climate controlled storage facility, and agreed to all SAWS recommendations.

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 Chairwoman Romero and seconded by Commissioner Garcia for Approval with all SAWS recommendations.

AYES: Romero, Diaz-Sanchez, Head, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Garcia

NAY: None

THE MOTION CARRIED

Commissioner Nix re-entered the Zoning Commission hearing at 1:35 pm.

Item 5 ZONING CASE # Z2017092 ERZD (Council District 8): A request for a change in zoning from "C-3 MLOD-1 ERZD" General Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "MF-33 MLOD-1 ERZD" Multi-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on Lot 13, Block 4, NCB 16602, located in the 15600 Block of Chase Hill Boulevard. Staff recommends Approval.

Staff mailed 21 notices to the surrounding property owners, 1 returned in favor, and 0 returned in opposition.

Mike Barr, SAWS representative, presented SAWS findings and recommendations for Approval with 50% impervious coverage.

Ashley Farrimond, stated the zoning request is for student housing.

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 Chairwoman Romero and seconded by Commissioner Diaz-Sanchez to recommend Approval with all SAWS recommendations.

AYES: Romero, Diaz-Sanchez, Head, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Nix, Garcia

NAY: None

THE MOTION CARRIED

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- Item 6 ZONING CASE # Z2017116 S ERZD (Council District 9):** A request for a change in zoning from "C-3 S MLOD ERZD" General Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with Specific Use Authorization for a Transit Park and Ride to "C-3 S MLOD ERZD" General Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with Specific Use Authorization for a Transit Park and Ride (to amend the site plan) on Lot 8, Block 25, NCB 19219, located at 22139 US Hwy 281 North. Staff recommends Approval.

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

Mike Escalante, SAWS Representative, SAWS recommends Approval.

Leroy Alloway, representative, stated the request is to amend the site plan of the garage for the transit park and ride to a 400 space parking garage. The first floor will be for the transit functions, and the next (3) floors will be for the parking.

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 Greer and seconded by Commissioner Nix to recommend Approval with all SAWS recommendations.

AYES: Romero, Diaz-Sanchez, Head, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Nix, Garcia

NAY: None

THE MOTION CARRIED

- Item 11 ZONING CASE # Z2017106 S (Council District 1):** A request for a change in zoning from "RM-4 H HE AHOD" Residential Mixed King William Historic Historic Exceptional Airport Hazard Overlay District to "RM-4 S H HE AHOD" Residential Mixed King William Historic Historic Exceptional Airport Hazard Overlay District with a Specific Use Authorization for a Bed and Breakfast on North 98.26 feet of Lots 14 and 15, Block 5, NCB 933; located at 318 Pereida. Staff recommends Approval.

Staff mailed 29 notices to the surrounding property owners, 7 returned in favor, 2 returned in opposition, and the King William Neighborhood Association is in favor.

Eloy Rosales, representative, stated the request is for the historical home to host a Bed and Breakfast, while the applicant also lives in the home.

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Mary Lee Nethery, stated the property meets the requirements for a visitor accommodation bed and breakfast, and parking nor signage will be an issue.

The following citizens appeared to speak:

Christine Becksted, concerned with questions regarding the surrounding properties.

Cherise Bell, King William 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.

Staff addressed the citizen's questions.

COMMISSION ACTION

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

AYES: Romero, Diaz-Sanchez, Head, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Nix, Garcia

NAY: None

THE MOTION CARRIED

Item 16 ZONING CASE # Z2017111 (Council District 2): A request for a change in zoning from "R-6 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District to "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District on Lot 17 and West 25 feet of Lot 16, Block 1, NCB 1665, located at 1115 Nolan Street. Staff recommends Approval.

Staff mailed 35 notices to the surrounding property owners, 2 returned in favor, 4 returned in opposition, and no comment from Dignowity Hill Neighborhood Association.

Christopher & Laura Mongeon, applicants, stated the request is for the previous zoning of "RM-4" to create a two (2) car garage and three (3) small bedrooms for rent on the rear of the property.

The following citizens appeared to speak:

Lorena Havill, spoke in opposition and requested a continuance to address concerns.

Cullen Jones, spoke in opposition.

Lisa Wood, spoke with concerns in opposition and requested a continuance.

Avis Holland, spoke in favor of the project.

Sharon Beverly, left.

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Don Beverly, left.

Barbara Garcia, spoke in favor.

Liz Franklin, Dignowity Hill NA, requested a continuance to help address the community.

Susan Carlin, left.

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 Commission discussed and commented on the case.

COMMISSION ACTION

A motion was made by Commissioner Head and seconded by Commissioner Greer for a continuance to May 16, 2017.

AYES: Romero, Diaz-Sanchez, Head, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Nix, Garcia

NAY: None

THE MOTION CARRIED

Item 18 ZONING CASE # Z2017114 CD (Council District 2): A request for a change in zoning from "R-4 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 Two Single-Family Detached Dwellings on Lot 5, Block 3, NCB 3393, located at 1417 E. Crockett Street. Staff recommends Approval.

Staff mailed 26 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Jefferson Heights and Dignowity Hill Neighborhood Associations.

Scott Cason, stated the request is for two (2) small single family detached dwellings on the property.

The following citizens appeared to speak:

Liz Franklin, Dignowity Hill 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.

COMMISSION ACTION

A motion was made by Commissioner Head and seconded by Commissioner Greer to recommend Approval.

AYES: Romero, Diaz-Sanchez, Head, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Nix, Garcia

NAY: None

THE MOTION CARRIED

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Commissioner Rose-Gonzales left the Zoning Commission meeting at 2:46 pm.

- Item 19 ZONING CASE # Z2017115 (Council District 1):** A request for a change in zoning from "C-3 UC-4 AHOD" General Commercial N. St. Mary's Street Urban Corridor Airport Hazard Overlay District to "IDZ UC-4 AHOD" Infill Development Zone N. St. Mary's Street Urban Corridor Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "RM-4" Mixed Residential District on Lot J, NCB 863, located at 3114 N St. Mary's Street. Staff recommends Approval.

Staff mailed 15 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition and no comment from the Tobin Hill Community Association.

Katherine Kimm, applicant, stated the request is for "IDZ" with "RM-4" uses for a single-family home.

The following citizens appeared to speak:

Ben Fairbank, Tobin Hill CA, stated the association has insufficient information to provide a stance on the case.

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 Garcia to recommend Approval for "IDZ" with uses in "RM-4".

AYES: Romero, Diaz-Sanchez, Head, Kamath, Briones, Rosalez, Greer, Nix, Garcia

NAY: None

THE MOTION CARRIED

- Item 20 ZONING CASE # Z2017117 (Council District 8):** A request for a change in zoning from "MF-33" Multi-Family District to "C-2" Commercial District on 2.127 acres out of NCB 14281, located at 999 Gardendale Street. Staff recommends Approval.

Staff mailed 26 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and The Woods Home Owners Association in in opposition.

Robert Braubach, representative, stated the request is for a small professional office building, and he has met with the surrounding community for any questions or concerns.

Staff stated the citizens in opposition withdrew their opposition and left the Zoning Commission meeting.

The following citizens appeared to speak:

Joe Solis, The Woods Condo Association, 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.

COMMISSION ACTION

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

AYES: Romero, Diaz-Sanchez, Head, Kamath, Briones, Rosalez, Greer, Nix, Garcia

NAY: None

THE MOTION CARRIED

Item 26 ZONING CASE # Z2017124 H (Council District 1): A request for a change in zoning to create and assign the "H" Nathan Historic District on multiple properties in NCB 2556, 2557, 2558, 2559, 2563, 2564, 2972, and 2973, located at multiple addresses within the boundaries of the 1700 and 1800 Block of South Alamo Street to the south, the 1000 - 1300 Block of South Flores Street to the west, the 200 Block of West Guenther Street to the north, and the 1000 - 1300 Block of South Main Avenue to the east. Staff recommends Approval.

Staff mailed 107 notices to the surrounding property owners, 1 returned in favor, 1 returned in opposition, and the King William Neighborhood Association is in favor.

John Osten, DSD Senior Planner, presented the case with a map of the subject properties for the potential historic district designation.

Kathy Rodriguez, OHP, explained the determination of the historical designation boundaries.

The following citizens appeared to speak:

Cherise Bell, Executive Director King William 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.

COMMISSION ACTION

A motion was made by Commissioner Diaz-Sanchez and seconded by Commissioner Nix for a continuance to May 2, 2017.

AYES: Romero, Diaz-Sanchez, Head, Kamath, Briones, Rosalez, Greer, Nix, Garcia

NAY: None

THE MOTION CARRIED

Item 27 Consideration of the April 4, 2017 Zoning Commission Minutes

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

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Director's Report:

- Beacon Hill NCD Update
- Tobin Hill North Community Meeting
- New work session start time at 12:30 pm.

There being no further business, the meeting was adjourned at 3:27 p.m.

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APPROVED:

Dr. Francine Romero, Chair

ATTEST:

Melissa Ramirez, Assistant Director