

May 16, 2017

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
May 16, 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.

1:07 PM – Public Hearing

Roll Call

Present: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Rosalez, Rose-Gonzales, Garcia

Absent: Briones, Greer, Nix

Olga Valadez, World Wide Languages, translator was present.

COMBINED HEARING:

- Item 4** (Continued from 4/18/17) **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, 1 returned in favor, 2 returned in opposition, and no response from the South Central San Antonio Community Plan.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

- Item 9** **ZONING CASE # Z2017140 (Council District 5):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District on Lot 5, Block 9, NCB 2314, located at 2118 and 2120 W. Commerce Street. Staff recommends Approval.

Staff mailed 19 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition., and no response from the Avenida Guadalupe Neighborhood Association.

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COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

- Item 11 ZONING CASE # Z2017143 (Council District 4):** A request for a change in zoning from "PUD R-4 AHOD" Planned Unit Development Residential Single-Family Airport Hazard Overlay District to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on 25.74 acres out of NCB 15248, located at 7622 Covell Road. Staff recommends Approval.

Staff mailed 33 notices to the surrounding property owners, 1 returned in favor, and 0 returned in opposition. No responses from the Solana Ridge Home Owners Association and the People Active in Community Efforts.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

- Item 13 ZONING CASE # Z2017146 S (Council District 9):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District, "C-3 CD AHOD" General Commercial Airport Hazard Overlay District with Conditional Use for a Hospital, and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Hospital on Lot 5, NCB 13837, located at 14747 Jones Maltsberger Road. Staff recommends Approval.

Staff mailed 37 notices to the surrounding property owners, 2 returned in favor, 0 returned in opposition, and no response from the North Central Thousand Oaks Neighborhood Association.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

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- Item 15 ZONING CASE # Z2017148 (Council District 1):** A request for a change in zoning from "C-2 RIO-2 AHOD" Commercial River Improvement Overlay Airport Hazard Overlay District to "IDZ RIO-2 AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with Four Residential Units on Lot 5, Block 6, NCB 832, located at 1103 E. Elmira Street. Staff recommends Approval.

Staff mailed 19 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and the Tobin Hill Community Association is not opposed.

COMMISSION ACTION

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

AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Rosalez, Rose-Gonzales, Garcia
NAY: None

THE MOTION CARRIED

- Item 17 ZONING CASE # Z2017150 (Council District 5):** A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and Motor Vehicle Sales on 0.1746 acres out of Lots 1 and 2, Block 4, NCB 3731, located at 519 Rochambeau Street. Staff recommends Approval.

Staff mailed 24 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 McGhee to recommend Approval.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Rosalez, Rose-Gonzales, Garcia
NAY: None

THE MOTION CARRIED

- Item 19 ZONING CASE # Z2017153 (Council District 2):** A request for a change in zoning from "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on 60.62 acres out of NCB 16552, located in the 6300 Block of East 1604 Loop North. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17050)

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Staff mailed 8 notices to the surrounding property owners, 2 returned in favor, and 0 returned in opposition.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED

REQUESTED CONTINUANCES

- Item 6 (Continued from 4/18/17) 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, 5 returned in opposition, and no response from the Community Workers Council. Staff stated the applicant sent an email requesting a continuance.

Applicant not present.

No citizens appeared to speak.

COMMISSION ACTION

A motion was made by Commissioner Rosalez and seconded by Commissioner Diaz-Sanchez for a continuance to June 20, 2017.

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

NAY: None

THE MOTION CARRIED

- Item 12 ZONING CASE # Z2017144 (Council District 10):** A request for a change in zoning from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "RM-6 AHOD" Residential Mixed Airport Hazard Overlay District on Lots 45 thru 50, Block 1, NCB 14149, located at 4130 thru 4150 Swans Landing. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA 17047)

Staff mailed 29 notices to the surrounding property owners, 1 returned in favor, and 0 returned in opposition, and no response from the Greater Marymount Area Neighborhood Association.

James Griffin, representative, requested a continuance to June 6, 2017.

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No citizens appeared to speak.

COMMISSION ACTION

A motion was made by Commissioner Garcia and seconded by Commissioner Rose-Gonzales for a continuance to June 6, 2017.

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

NAY: None

THE MOTION CARRIED

Item 14 ZONING CASE # Z2017147 (Council District 8): A request for a change in zoning from "R-6 MSAO-1 MLOD-1" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District to "PUD RM-4 MSAO-1 MLOD-1" Planned Unit Development Residential Mixed Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District on 6.117 acres out of NCB 18333, located in the 7200 Block of Heuermann Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17048)

Staff mailed 10 notices to the surrounding property owners, 1 returned in favor, 3 returned in opposition, and the Friends of Friedrich Wilderness Park are in opposition.

David Pugsley, applicant, requested a continuance to June 6, 2017.

The following citizens appeared to speak:

Kelly Lyons, President of the Friends of the San Antonio Natural Areas, spoke in opposition.

Nancy Anderson, spoke in opposition.

James Griffin, representative for Cresta Bella NA, spoke in opposition.

David Klark, Friends of Friedrich Wilderness Park user, spoke in opposition.

Shaun Payne, spoke in opposition.

COMMISSION ACTION

A motion was made by Chairwoman Romero and seconded by Commissioner Garcia for a continuance to June 6, 2017.

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

NAY: None

THE MOTION CARRIED

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- Item 16 ZONING CASE # Z2017149 S (Council District 10):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Car Wash on P-133, NCB 13740, located in the 3300 Block of Thousand Oaks Drive. Staff recommends Approval with Conditions.

Staff mailed 33 notices to the surrounding property owners, 0 returned in favor, and 3 returned in opposition. The Eden Neighborhood Association is in opposition and no response from Hunter's Mill Neighborhood Association.

Applicant not present. Staff stated applicant was requesting 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 June 6, 2017.

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

NAY: None

THE MOTION CARRIED

- Item 21 ZONING CASE # Z2017156 (Council District 1):** A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District on Lots 17 and 18, Block 3, NCB 7303, located at 200 and 204 Melrose Place. Staff recommends Denial. (Associated Plan Amendment 17051)

Staff mailed 30 notices to the surrounding property owners, 1 returned in favor, and 3 returned in opposition.

Charles Turner, requested a continuance to June 6, 2017.

No citizens appeared to speak

COMMISSION ACTION

A motion was made by Commissioner Diaz-Sanchez and seconded by Commissioner Rose-Gonzales for a continuance to June 6, 2017.

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

NAY: None

THE MOTION CARRIED

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POSTPONED

Item 18 **Z2017152 S**– Postponed

INDIVIDUAL CONSIDERATION

Item 1 **(Continued from 4/18/17) 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, and 0 returned in opposition.

Mike Barr, SAWS representative, stated SAWS recommends Approval, and the impervious cover is not to exceed 62%.

James McKnight, representative, stated the request is to amend the previous site plan. The change will convert the parking lot to 440 parking spaces in a three (3) story parking garage.

No citizens appeared to speak.

COMMISSION ACTION

A motion was made by Chairwoman Romero and seconded by Commissioner Garcia to recommend Approval with all SAWS recommendations and the following condition:

- The parking garage façade facing the Loop 1604 access road be required to install and include solid, concrete, spandrel panels to a minimum height of 42" above finished floor.

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

NAY: Diaz-Sanchez

THE MOTION CARRIED

Item 2 **ZONING CASE # Z2017122 ERZD (Council District 8):** A request for a change in zoning from "MF-18 ERZD" Limited Density Multi-Family Edwards Recharge Zone District and "R-6 ERZD" Residential Single Family Edwards Recharge Zone District to "MF-33 ERZD" Multi-Family Commercial Edwards Recharge Zone District on 14.26 acres out of NCB 14615, located in the 8100 Block of West Hausman Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA 17040)

Staff mailed 16 notices to the surrounding property owners, 1 returned in favor, and 0 returned in opposition.

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Mike Escalante, SAWS representative, stated SAWS recommends Approval, and the impervious cover is not to exceed 50%.

Ashley Farrimond, representative, requested an amendment to the zoning request for “MF-25” and agreed with 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.

COMMISSION ACTION

A motion was made by Chairwoman Romero and seconded by Commissioner Garcia to recommend Approval of the amended request for “MF-25” and all SAWS recommendations.

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

NAY: None

THE MOTION CARRIED

Item 8 (Continued from 05/04/17) ZONING CASE # Z2017135 (Council District 7): A request for a change in zoning from "C-1" Light Commercial District, "C-1 HE" Light Commercial Historic Exceptional District and "O-2" High Rise Office District to "C-2" Commercial District and "C-2 HE" Commercial Historic Exceptional District on 5.7237 acres out of NCB 18230 and 15664, located at 9599 Braun Road. Staff recommends Approval, pending Plan Amendment (Associated Plan Amendment 17044).

Staff mailed 87 notices to the surrounding property owners, 1 returned in favor, and 3 returned in opposition.

James McKnight, representative, stated the request is for a non-profit organization, Immersion Outfitters, to have an event center for community activities, along with office/retail space on the property.

The following citizens appeared to speak:

Richard Webster, spoke in favor.

Mark Howson, spoke in opposition.

Michele Dalbis-Robledo, spoke in opposition.

Aris Webster, spoke in favor.

Michelle Meadows, IO and 1853 Coffee, spoke in favor and stated the community events are on the weekends.

George Ramirez, leader in IO and 1853 Coffee, spoke in favor, and stated the property is being maintained.

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Stephanie Ramos, member of IO and 1853 Coffee, spoke in favor, and stated the community events have a positive impact on the community.

Josh Jones, IO founder, spoke in favor, presented background information of the ministry organization.

Ed Castor, spoke in opposition.

Lindsay Johnson, spoke in favor, and stated there is a visible change in the community.

The Zoning Commissioners discussed and commented on the presented 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 Rose-Gonzales and seconded by Commissioner Garcia to recommend Approval.

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

NAY: None

THE MOTION CARRIED

Commissioner Rose-Gonzales left the Zoning Commission Meeting at 2:20 pm.

Item 5 Continued from 4/18/17) 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, 12 returned in favor, and 4 returned in opposition, and the Dignowity Hill Neighborhood Association is in favor.

Chris Mongeon, applicant, presented a presentation to the Zoning Commission which stated the zoning request is for a two (2) car garage and three (3) small 1 bed/1 bath units on the rear of the property.

The following citizens appeared to speak:

Natasha Bakunda, spoke in favor.

Arvis Holland, spoke in favor.

Barbara Garcia, spoke in favor.

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Christine Vidal, spoke in opposition.

Carlos Vidal, spoke in opposition.

Liz Franklin, concerned with the potential business in the middle of the neighborhood.

Cullen Jones, spoke in opposition and presented a petition with 80 signatures in opposition.

Lorena Havill, spoke in opposition.

Lulu Francois, spoke in opposition.

Brian Dillard, President of Dignowity Hill NA, spoke in favor.

Seth Teel, spoke in favor.

The Zoning Commissioners discussed and commented on the presented 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 Head and seconded by Commissioner Rosalez to recommend Approval.

AYES: Romero, Diaz-Sanchez, Head, Kamath, Rosalez

NAY: McGhee, Garcia

THE MOTION FAILED

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

AYES: Romero, Kamath, Rosalez, Garcia

NAY: Diaz-Sanchez, Head, McGhee

THE MOTION FAILED

THE CASE PASSED FORWARD TO CITY COUNCIL AS DENIAL.

The Zoning Commission recessed into a break at 3:30 pm.

The Zoning Commission reconvened into the meeting at 3:40 pm.

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Item 3 (Continued from 03/21/17) ZONING CASE # Z2017061 H (Council District 1): A request for a change in zoning to apply the Tobin Hill North Historic District “H” to existing “C-2 AHOD” Commercial Airport Hazard Overlay District; “O-2 AHOD” High-Rise Office Airport Hazard Overlay District, “RM-4 AHOD” Residential Mixed Airport Hazard Overlay District, “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District, “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District on 13.75 acres of land on multiple properties located in the 200 - 700 Block of East Mistletoe Avenue, the 100 Block of Ewald Street, the 200 Block of Valentino Place, the 200 Block of Carleton Street, the 2500 Block of McCullough Avenue, and the 100 Block of Kings Court. Staff recommends Approval.

Staff mailed 209 notices to the surrounding property owners, 14 returned in favor, and 44 returned in opposition. The Tobin Hill Community Association is in Favor. Staff also received a letter in favor from Beacon Hill NA.

Kathy Rodriguez, CoSA, Office of Historic Preservation, requested a continuance to address the community concerns.

The following citizens appeared to speak:

Rick Schell, spoke in favor.

Niki McDaniel, spoke in favor.

Carmen Hernandez, spoke in favor.

Frederica Kushner, Tobin Hill Community Association, spoke in favor.

Mark Spielman, yielded time to Ben Fairbank.

Cynthia Spielman, President of Beacon Hill NA, spoke in favor.

Jose Trevino, passed. Signed in as opposition.

Dr. Gloria Herrera, spoke in favor.

Yvonne Gonzalez, spoke in favor.

Vivian Rule, spoke in favor.

Andrea Granado, stated she would like the properties to stay as is. Citizen used translation services.

Olga Valadez, World Wide Translator, translated for Andrea Granado.

Albert Arias, spoke in favor.

Paula Starnes, spoke in favor and read a letter in favor from Kathy Kitch, President of Asenz Marketing.

Sandra Levy, spoke in opposition.

Lynn Swanson, spoke in opposition.

Daniel Trevino, yielded minutes to David Honkala.

Cynthia Pvjol, yielded minutes to David Honkala.

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David Honkala, spoke in opposition. He stated he is confused with the OHP process and requested the case be withdrawn or continued. He also presented a map to the commission with the surrounding properties in opposition.

Ben Fairbank, spoke in favor.

Nancy Gill, spoke in opposition.

Alfredo Morales, yielded minutes to Bill Oakley.

Cosima Colvin, left the meeting. Signed in as favor.

Barbara Witte-Howell, left the meeting. Signed in as favor.

Bianca Maldonado, left the meeting. Signed in as favor.

Haley Catlett, spoke in opposition.

Bill Oakley, spoke in opposition.

Clayton Oakley, spoke in opposition.

Cherise Bell, left the meeting. Signed in as favor.

Marilyn Courchesne, left the meeting. Signed in as favor.

Cindy Miller, spoke in favor.

Kenneth Corello, spoke in favor.

Susan Furman, spoke in opposition.

Kyle Brusveen, spoke in opposition.

Richard Moore, Tobin Hill Neighborhood Association, spoke in opposition.

Michael McCool, left the meeting. Signed in as opposition.

Anisa Schell, spoke in favor, and presented handouts and petitions signed in favor from the surrounding community.

Judy Bode, spoke in opposition.

Jeanette Blount, left the meeting. Signed in as opposition.

The Zoning Commissioners discussed and commented on the presented 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 Denial.

AYES: Romero, Diaz-Sanchez, Head, Kamath, Rosalez, Garcia

NAY: McGhee

THE MOTION CARRIED AS DENIAL

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- Item 7 (Continued from 05/02/17) ZONING CASE # Z2017131 (Council District 3):** A request for a change in zoning from "I-1 RIO-5 MC-1 AHOD" General Industrial River Improvement Overlay Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District to "IDZ RIO-5 MC-1 AHOD" Infill Development Zone River Improvement Overlay Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Bar/Tavern with or without cover charge 3 or more days per week and Multi-Family uses not to exceed 55 units per acre on 5.381 acres out of NCB 7456, located at 2450 Roosevelt Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA 17042)

Staff mailed 10 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition. Staff stated a letter of support was received from Mission San Jose Neighborhood Association.

Taylor Allen representative, representative, Big Red Dog Engineering, presented an updated site plan and stated the request is for a mixed use with multi-family, retail, and a potential tavern on the property.

No citizens appeared to speak.

Jesus Diaz, Mission San Jose NA, spoke in favor.

Ruth Thrasher, spoke in opposition.

Brody Alexander, Representative for East Pyron Symphony Lane & Hot Wells Neighborhood Associations, spoke in opposition and stated there are many bars within the area.

Cammie Diaz, Mission San Jose 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 McGhee and seconded by Commissioner Diaz-Sanchez to recommend Approval.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Rosalez, Garcia

NAY: None

THE MOTION CARRIED

- Item 10 ZONING CASE # Z2017141 (Council District 2):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on the East 26 Feet of Lot 3 And The West 21 Feet of Lot 4, Block 34, NCB 1334, located at 1505 Burnett Street. Staff recommends Approval.

Staff mailed 35 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and the Harvard Place-East Lawn Association is in n/r

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Antonio Mieses, representative, stated the plan project is to build a home on the property.

No citizens appeared to speak.

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

COMMISSION ACTION

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

AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Rosalez, Garcia

NAY: None

THE MOTION CARRIED

Item 20 ZONING CASE # Z2017154 (Council District 2): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 14, Block 25, NCB 507, located at 1213 N. Olive Street. Staff recommends Approval.

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

Luis Faraklas, representative, presented the planned project to the Zoning Commission.

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 Head and seconded by Commissioner Diaz-Sanchez to recommend Approval.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Rosalez, Garcia

NAY: None

THE MOTION CARRIED

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Item 22 Consideration of the May 2, 2017 Zoning Commission Minutes

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

Director's Report:

There being no further business, the meeting was adjourned at 6:19 p.m.

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APPROVED:

Dr. Francine Romero, Chair

ATTEST:

Melissa Ramirez, Assistant Director