

ZONING CASE # Z2017049 (Council District 3) – February 7, 2017

A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on 1.6142 acres out of NCB 3815 and NCB 3819 and “O-1 AHOD” Office Airport Hazard Overlay District on 0.0826 acres out of NCB 3819, located in the 3100-3200 Block of Gevers Street, 303 Channing Ave, and 202 Cosgrove Street. Staff recommends Approval, pending Plan Amendment (Associated Plan Amendment 17014)

Staff mailed 43 notices to the surrounding property owners, 7 returned in favor, 0 returned in opposition, and no response from the Highland Park Neighborhood Association.

James Griffin, representative, presented a presentation to the Zoning Commission, regarding the planned project of a Family Dollar for the subject property. The representative stated he has met with the surrounding community to address questions and concerns.

The following citizens appeared to speak:

Michael Arrington, presented a presentation board to the Zoning Commission showing particularly where the dollar stores are located in the area surrounding the subject property.

Steven Moreno, yielded minutes to Michael Arrington.

Jose Martinez, Highland Park Neighborhood Association, spoke in opposition.

Richard Medellin, requested a continuance be made for more time to work together with the representative.

COMMISSION ACTION

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

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

NAY: None

THE MOTION CARRIED