

ZONING CASE # Z2018080 CD (Council District 2) – February 20, 2018

A request for a change in zoning from "C-2" Commercial District to "C-2 NA CD" Commercial Nonalcoholic Sales District with a Conditional Use for Motor Vehicle Sales (Full Service Repair) on Lot 2, Block 1, NCB 10751, located at 2015 Rigsby Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18026)

Staff mailed 28 notices to the surrounding property owners, 4 returned in favor, 0 returned in opposition, and no response from the Comanche Community Association.

COMMISSION ACTION

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

AYES: Romero, Lopez, Head, McGhee, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

ZONING CASE # Z2018084 (Council District 5) – February 20, 2018

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 1.646 acres out of NCB 3685, located at 448 Castroville Road. Staff recommends Approval.

Staff mailed 12 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and the Prospect Hill Neighborhood Association does not object the request.

COMMISSION ACTION

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

AYES: Romero, Lopez, Head, McGhee, Rosalez, Sipes, Gibbons, Nix, McDaniel
NAY: None

THE MOTION CARRIED

ZONING CASE # Z2018085 CD (Council District 2) – February 20, 2018

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 a Conditional Use for a Beauty Salon on Lot 82, Block 7, NCB 16612, located at 6203 Binz-Engleman Road. Staff recommends Approval.

Staff mailed 20 notices to the surrounding property owners, 0 returned in favor, 00 returned in opposition, and no response from the Sunrise Neighborhood Association.

COMMISSION ACTION

A motion was made by McGhee and seconded by Commissioner Nix to recommend Approval with the following conditions:

- There shall be no exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure.
- No construction features shall be permitted which would place the structure out of character with the surrounding residential neighborhood.
- Business hours operation shall not be permitted before 7:00 a.m. or after 6:00 p.m.

AYES: Romero, Lopez, Head, McGhee, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

ZONING CASE # Z2018089 CD (Council District 5) – February 20, 2018

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 Auto & Light Truck Repair on 0.3248 acres out of NCB 2533, located at 1818 South Zarzamora Street. Staff recommends Approval.

Staff mailed 17 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and 1 notice received neither in favor nor opposition. No responses from the Collins Gardens and San Jose Gardens Neighborhood Associations.

COMMISSION ACTION

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

AYES: Romero, Lopez, Head, McGhee, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

ZONING CASE # Z2018093 (Council District 2) – February 20, 2018

A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District, "C-2 AHOD" Commercial Airport Hazard Overlay District, and "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on Lot 13, CB 5083, NCB 18225, located at 4579 North Graytown Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18025)

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

COMMISSION ACTION

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

AYES: Romero, Lopez, Head, McGhee, Rosalez, Sipes, Gibbons, Nix, McDaniel
NAY: None

THE MOTION CARRIED

ZONING CASE # Z2018094 HL (Council District 7) – February 20, 2018

A request for a change in zoning from "R-6 NCD-7 AHOD" Residential Single-Family Jefferson Neighborhood Conservation Airport Hazard Overlay District to "R-6 HL NCD-7 AHOD" Residential Single-Family Historic Landmark Jefferson Neighborhood Conservation Airport Hazard Overlay District on Lot 2 and west 10 feet of 3, Block 10, NCB 7079, located at 348 Thomas Jefferson Drive. Staff recommends Approval.

Staff mailed 25 notices to the surrounding property owners, 0 returned in favor, 3 returned in opposition, and no response from the Jefferson Neighborhood Association.

COMMISSION ACTION

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

AYES: Romero, Lopez, Head, McGhee, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

Z2018049 ERZD

ZONING CASE # Z2018049 ERZD (Council District 9) – February 20, 2018

A request for a change in zoning from "C-2 NA MLOD-1 ERZD" Commercial Nonalcoholic Sales Camp Bullis Military Lighting Overlay Edward Recharge Zone District to "C-2 MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on 0.0391 acres out of NCB 17600, located at 2770 East Evans Road. Staff recommends Approval.

Mike Escalante, SAWS, stated SAWS recommends Approval.

Mukul Seth, representative, requested a continuance to work with the community. He stated the business is geared to be a social place.

The following citizens appeared to speak:

Larry Bnardt, yielded time to Ann Quigley.

Ann Quigley, spoke in opposition for alcohol sales and presented a petition with 256 signatures in opposition.

Mindy Waters, Tejada Middle School PTA, spoke in opposition, and stated the PTA represents 650 members in opposition.

Jennifer Bissen, yielded minutes to Angela Soudert.

Angela Soudert, spoke in opposition and listed the stores in the area which sell alcohol.

Sue Hernandez, spoke in opposition.

Tanya Gill, spoke in opposition.

Alexander Harper, spoke on favor and stated the representative is trying to work with the community.

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 Gibbons and seconded by Commissioner Nix to recommend Denial as presented.

AYES: Romero, Lopez, McGhee, Sipes, Gibbons, Nix, McDaniel

NAY: Head, Rosalez

THE MOTION CARRIED

ZONING CASE # Z2018074 CD (Council District 3) – February 20, 2018

A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on the North 100 feet of Lot 1, Lot 2 and Lot 3, Block 23, NCB 7683, located at 6200 South Flores Street. Staff recommends Approval, with Conditions.

Staff mailed 27 notices to the surrounding property owners, 5 returned in favor, 0 returned in opposition, and the Mission San Jose Neighborhood Association is in favor. Staff stated a petition in favor was received.

Chuck Christian, representative, stated the applicant agrees with staff's recommendation of "C-2 CD" and "C-1 CD" 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.

The Zoning Commissioners discussed and commented on the presented case.

COMMISSION ACTION

A motion was made by Commissioner McGhee and seconded by Commissioner Gibbons to recommend Approval of staff recommendations and conditions with the addition of "NA", resulting in "C-2 CD NA" and "C-1 CD".

AYES: Romero, Lopez, Head, McGhee, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

ZONING CASE # Z2018077 (Council District 2) – February 20, 2018

A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "MHP AHOD" Manufactured Housing Park Airport Hazard Overlay District to "MHP AHOD" Manufactured Housing Park Airport Hazard Overlay District on 27.374 acres out of NCB 15894, generally located in the 6300 block of Walzem Road and Woodlake Parkway. Staff recommends Approval.

Staff mailed 18 notices to the surrounding property owners, 0 returned in favor, and 1 returned in opposition.

Ryan Phalgens, representative, stated the owner of the existing Manufactured Home Park wants to expand the area.

Chad, Developer, answered the Zoning Commissioners questions.

The following citizens appeared to speak:

Vincent Villegas, stated he is no longer in opposition after he checked out the property and surrounding area.

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 Lopez to recommend Approval.

AYES: Romero, Lopez, Head, McGhee, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

ZONING CASE # Z2018078 CD (Council District 7) – February 20, 2018

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 a Conditional Use for a Duplex on Lot 11, Block 19, NCB 15047, located at 4606 Lone Eagle Street. Staff recommends Denial.

Staff mailed 28 notices to the surrounding property owners, 3 returned in favor, 3 returned in opposition, and no response from the Thunderbird Hills Neighborhood Association.

Daniel Rossiter, owner, presented a powerpoint presentation to the Zoning Commission showing pictures of the property and the repairs he has done. He stated he is request to be compliant as a duplex with property improvements and parking additions. He also stated the neighborhood association provided a letter of support.

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 Sipes and seconded by Commissioner McGhee to recommend Approval.

AYES: Romero, Lopez, Head, McGhee, Rosalez, Sipes,

NAY: Gibbons, Nix, McDaniel

THE MOTION CARRIED

ZONING CASE # Z2018079 (Council District 5) – February 20, 2018

A request for a change in zoning from "C-2 NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 0.8543 acres out of NCB 6777, located at 1102 Cupples Road. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment 18021)

Staff mailed 16 notices to the surrounding property owners, 1 returned in favor, 2 returned in opposition, and no response from the Thompson Neighborhood Association.

Patricia Villarreal, representative, amended the zoning request to "C-2 CD NA" with conditional use for a full service auto repair and motor vehicle sales, she also stated they have worked with district 5 and the community.

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 McDaniel and seconded by Commissioner McGhee to recommend Approval as amended to "C-2 CD NA" with the following conditions:

- Downward lighting
- No outdoor Amp
- Hours of Operation Monday- Saturday 8 am – 6pm

AYES: Romero, Lopez, Head, McGhee, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

ZONING CASE # Z2018086 (Council District 3) – February 20, 2018

A request for a change in zoning from "RD" Rural Development District to "R-4" Residential Single-Family District on Lot P-1B and P-2B, Block 1 and 2, NCB 16624, located at 13770 Southton Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18023)

Staff mailed 29 notices to the surrounding property owners, 1 returned in favor, and 1 returned in opposition.

Caroline McDonald, representative, stated the planned project is for 123 housing lots.

The following citizens appeared to speak:

John Sytsma, concerned with the buffer zone requirements.

Amanda Merck, presented a power point presentation explaining the reasons 123 housing lots would not fit the character of the neighborhood.

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 McGhee and seconded by Commissioner Gibbons to recommend Approval.

AYES: Romero, Head, McGhee, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: Lopez,

THE MOTION CARRIED

ZONING CASE # Z2018088 CD (Council District 7) – February 20, 2018

A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-20 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for four (4) Residential Dwelling Units on Lot 66B, Block B, NCB 11507, located at 211 West Cheryl Drive. Staff recommends Denial, with an Alternate Recommendation.

Staff mailed 18 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and the University Park neighborhood Association is in favor.

Alex Triff, property owner, stated the project is to bring the tri-plex into compliance and add an additional unit on the property. the owner stated he has received letters of support from the NA and the surrounding neighbors.

The following citizens appeared to speak:

Cynthia Alonso, spoke in opposition, stating there are problems with the current tenants.

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 Sipes and seconded by Commissioner McGhee to recommend Approval of staff's recommendation for three (3) units.

AYES: Romero, Lopez, Head, McGhee, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

ZONING CASE # Z2018091 CD (Council District 10) – February 20, 2018

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 an Assisted Living Facility up to ten (10) residents on Lot 74, Block 1, NCB 17790, located at 5450 Maple Vista. Staff recommends Denial.

Staff mailed 33 notices to the surrounding property owners, 0 returned in favor, 1 returned in opposition, and no response from the Vista Neighborhood Association.

John Marcus, property owner, stated he is requesting the zoning to maintain his Assistant Living business.

The following citizens appeared to speak:

Jennifer Oats, yielded minutes to Tony Casas.

Tony Casas, President of Vista NA, stated he met with the owner and made agreements to regarding the zoning.

Douglas Johnson, spoke in opposition, and stated the street is very narrow.

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 Nix and seconded by Commissioner Rosalez to recommend Denial.

AYES: Romero, Lopez, Head, McGhee, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

