

March 6, 2018

**SAN ANTONIO ZONING COMMISSION  
OFFICIAL MINUTES  
March 6, 2018**

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

**1:00 PM – Public Hearing**

Roll Call

**Present:** Romero, Lopez, Head, McGhee, Briones, Rosalez, Sipes, Gibbons, Nix, McDaniel  
**Absent:** Kamath

Olga Valadez, World Wide Languages, translator was present.

**COMBINED HEARING:**

- Item 4** (Continued from 02/06/18) **ZONING CASE # Z2018063 CD (Council District 6):** A request for a change in zoning from "C-2 NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales on Lot 3 and Lot 4, Block 4, NCB 13955, located at 1932 South Callaghan Road and 1934 South Callaghan Road. Staff recommends Approval.

Staff mailed 21 notices to the surrounding property owners, 0 returned in favor, 3 returned in opposition, and no response from the Cable Westwood Neighborhood Association.

**COMMISSION ACTION**

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

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

**THE MOTION CARRIED**

- Item 7** (Continued from 02/20/18) **ZONING CASE # Z2018076 (Council District 3):** A request for a change in zoning from "I-2 H AHOD" Heavy Industrial Mission Historic Airport Hazard Overlay District to "C-2 H AHOD" Commercial Mission Historic Airport Hazard Overlay District on Lot 25, NCB 11176, Save and Except a 0.9240 acre tract out of NCB 11176, located at 1319 March Avenue. Staff recommends Approval.

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

Staff stated the applicant amended the request to add "NA".

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**COMMISSION ACTION**

A motion was made by McGhee and seconded by Commissioner Nix to recommend Approval as amended to "C-2 NA H AHOD"

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

**THE MOTION CARRIED**

**Item 13 ZONING CASE # Z2017228 (Council District 1):** A request for a change in zoning from "R-4 H AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District to "O-1 H AHOD" Office Monte Vista Historic Airport Hazard Overlay District on Lot 10 and the west 3.78 feet of Lot 11, Block 11, NCB 1836, located at 133 West Mistletoe Avenue. Staff recommends Approval.

Staff mailed 23 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and the Monte Vista Historical Association is in favor.

**COMMISSION ACTION**

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

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

**THE MOTION CARRIED**

**Item 14 ZONING CASE # Z2018095 CD (Council District 5):** 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 a Conditional Use for Automobile Sales (Full Service) on 2.0 acres out of NCB 3685, located at 400 Castroville Road. 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 Prospect Hill Neighborhood Association.

**COMMISSION ACTION**

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

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

**THE MOTION CARRIED**

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- Item 15 ZONING CASE # Z2018096 CD (Council District 1):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Two Dwelling Units on Lot 7, Block 25, NCB 8482, located at 2202 Sacramento Street. Staff recommends Approval. 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, Briones, Rosalez, Sipes, Gibbons, Nix, McDaniel

**NAY:** None

**THE MOTION CARRIED**

- Item 16 ZONING CASE # Z2018097 S (Council District 7):** A request for a change in zoning from "R-5 NCD-3 AHOD" Residential Single-Family Ingram Hills Neighborhood Conservation Airport Hazard Overlay District to "R-5 S NCD-3 AHOD" Residential Single-Family Ingram Hills Neighborhood Conservation Airport Hazard Overlay District with a Specific Use Authorization to allow a Wireless Communications Tower on 0.2194 acres out of NCB 11491, generally located in the 5800 Block of Ingram Road. Staff recommends Approval.

Staff mailed 6 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and no response from the Ingram Hills Neighborhood Association.

**COMMISSION ACTION**

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

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

**NAY:** None

**THE MOTION CARRIED**

- Item 17 ZONING CASE # Z2018099 (Council District 2):** A request for a change in zoning from "C-1 H AHOD" Light Commercial Dignowity Hill Historic Airport Hazard Overlay District to "RM-6 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District on Lot 25, Block 4, NCB 1372, located at 1339 East Crockett Street. Staff recommends Approval.

Staff mailed 12 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Dignowity Hill Neighborhood Association.

**COMMISSION ACTION**

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

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

**NAY:** None

**THE MOTION CARRIED**



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**Item 18 ZONING CASE # Z2018100 CD (Council District 2):** 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 a Conditional Use for Food, Mobile Vending (Base Operations) on the South 91-feet of Lots 27, Lot 28, Lot 29, Lot 30, Lot 31, and Lot 32, Block 21, NCB 1620, located at 1430 South New Braunfels Avenue. Staff recommends Approval, pending the Plan Amendment. (Associated Plan Amendment 18027)

Staff mailed 32 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and the Denver Heights Neighborhood Association is in favor.

#### **COMMISSION ACTION**

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

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

#### **THE MOTION CARRIED**

**Item 20 ZONING CASE # Z2018102 S (Council District 2):** A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with Specific Use Authorization for a Bail Bond Agency on Lot 10 and the south 52.5 feet of Lot 9, Block A, NCB 1318, located at 913 North New Braunfels Avenue. Staff recommends Approval.

Staff mailed 24 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Dignowity Hill Neighborhood Association.

#### **COMMISSION ACTION**

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

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

#### **THE MOTION CARRIED**

**Item 21 ZONING CASE # Z2018103 (Council District 3):** A request for a change in zoning from "MR AHOD" Military Reserve Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 0.81 acres out of NCB 10879, located at 2510 Sidney Brooks. Staff recommends Approval.

Staff mailed 4 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, Briones, Rosalez, Sipes, Gibbons, Nix, McDaniel  
**NAY:** None

#### **THE MOTION CARRIED**



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- Item 24 ZONING CASE # Z2018106 (Council District 7):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District on Lot 38, Block H, NCB 8398, located at 919 Sutton Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18030)

Staff mailed 17 notices to the surrounding property owners, 0 returned in favor, 1 returned in opposition, and no response from the Donaldson Terrace Neighborhood Association.

#### **COMMISSION ACTION**

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

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

#### **THE MOTION CARRIED**

- Item 25 ZONING CASE # Z2018108 (Council District 2):** A request for a change in zoning from "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 9.5 acres out of NCB 18225 and CB 5083, generally located at 999 East IH-10. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18031)

Staff mailed 6 notices to the surrounding property owners, 1 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, Briones, Rosalez, Sipes, Gibbons, Nix, McDaniel**  
**NAY: None**

#### **THE MOTION CARRIED**

- Item 26 ZONING CASE # Z2018109 (Council District 7):** A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 3, Block 4, NCB 14880, located at 5720 Bandera Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18039)

Staff mailed 10 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Thunderbird Hills Neighborhood Association.

#### **COMMISSION ACTION**

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

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

#### **THE MOTION CARRIED**

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- Item 28 ZONING CASE # Z2018111 (Council District 8):** A request for a change in zoning from "R-6" Residential Single-Family District and "C-2" Commercial District to "MF-18" Limited Density Multi-Family District on 13.76 acres out of NCB 14686 and NCB 14691, generally located in the 5600 block of Babcock Road. Staff recommends Approval, pending Plan Amendment (Associated Plan Amendment 18033).

Staff mailed 69 notices to the surrounding property owners, 3 returned in favor, and 1 returned in opposition.

#### **COMMISSION ACTION**

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

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

#### **THE MOTION CARRIED**

- Item 29 ZONING CASE # Z2018112 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 a Conditional Use for a Microbrewery on Lot 89, NCB 11884, located at 343 West Sunset Road. Staff recommends Approval.

Staff mailed 8 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, Briones, Rosalez, Sipes, Gibbons, Nix, McDaniel**  
**NAY: None**

#### **THE MOTION CARRIED**

#### **WITHDRAWN/POSTPONED**

- Item 1 Z2018098** – Postponed  
**Item 2 Z2018051** – Postponed  
**Item 5 Z2018071** – Postponed

#### **INDIVIDUAL CONSIDERATION**

- Item 9 (Continued from 02/20/18) ZONING CASE # Z2018082 (Council District 2):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 4, Block 8, NCB 16918, located at 8103 Melbury Forest. Staff recommends Denial.

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

Eli Vardi, representative, stated he is trying to sell the property and the only prospects are auto repair or auto dealer businesses.

**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 Head and seconded by Commissioner Nix to recommend Approval as "C-3 NA".

**AYES:** Head, Gibbons, Nix

**NAY:** Romero, Lopez, McGhee, Briones, Rosalez, Sipes, McDaniel

**THE MOTION FAILED. DUE TO THE LACK OF MOTION TO RECONSIDER, Z2018082 WILL PROCEED TO CITY COUNCIL AS DENIAL.**

**Item 3 (Continued from 02/06/18) ZONING CASE # Z2018057 (Council District 3):** A request for a change in zoning from "R-6" Residential Single-Family District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ" Infill Development Zone District with uses permitted for 55 Townhomes and "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for 55 Townhomes on Lot 8, Lot 9, Lot 10 and Lot 11, and the south 180 feet of Lot 12, Block 9, NCB 7533, located at 226 Beethoven Avenue. Staff recommends Denial with an Alternate Recommendation.

Staff mailed 39 notices to the surrounding property owners, 0 returned in favor, and 17 returned in opposition.

Cuauhtemoc Valencia, representative, explained the planned project is for townhomes geared toward 55 and older, and stated he has met with some of the surround neighbors.

**The following citizens appeared to speak:**

Edward Fears, spoke in opposition.

Maria Palacios, yielded minutes to Edward Fears.

Juan Zuniga, spoke in opposition.

Olga Valadez, WW language, translated for Juan Zuniga.

Rosa Lopez, yielded minutes to Juan Zuniga.



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Angelita Toscano, spoke in opposition.

Sevelo Lopez, yielded minutes to Angelita Toscano

Theresa Ricondo, yielded minutes to Angelita Toscano.

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 Lopez for a continuance to March 20, 2018.

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

**NAY: None**

### **THE MOTION CARRIED**

**Commissioner Head left the Zoning Commission meeting at 2:30 pm**

**Commissioner Briones left the Zoning Commission meeting at 2:45 pm.**

**Item 6 (Continued from 02/20/18) ZONING CASE # Z2018073 (Council District 3):** A request for a change in zoning from "R-5" Residential Single-Family District, "MF-33" Multi-Family District, and "C-3" General Commercial District to "MXD" Mixed Use District on 113.568 acres out of NCB 10835, NCB 10838, NCB 13485, NCB 13486, and NCB 13881, generally located east of the intersection at Pecan Valley Drive and East Southcross. Staff recommends Approval.

Staff mailed 67 notices to the surrounding property owners, 1 returned in favor, 2 returned in opposition. The Pecan Valley and Highland Hills Neighborhood Associations are in opposition.

James Griffin, representative, stated the request is to reduce the density for a project consisting of a unique mix of uses.

Russell Yager, Big Red Dog Engineering, Engineer/Developer, answered the Zoning Commissioners questions.

Dan Pedrotti Jr, Valor Club, explained the development vision to the Zoning Commission.

### **The following citizens appeared to speak:**

J. Holloway, yielded minutes to Toni Moorhouse.

Nelda Rihn yielded minutes to Ruth Medellin.

Kim Schroeder, yielded minutes to Toni Moorhouse.

Belinda Sanchez yielded minutes to Elizabeth Knippa.

Edmond Luhe, yielded minutes to Dotti Saenz.

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Dotti Saenz., spoke in opposition.

Joanne Torres, yielded minutes to David Torres.

David Torres, spoke in opposition.

Steven Kensing, yielded minutes to Charles Bartlett.

Alberto Del Rio, yielded minutes to Charles Bartlett.

Charles Bartlett, presented photos of the drainage issues near Salado Creek.

Elizabeth Knippa, spoke in opposition.

David Morales, spoke in opposition.

Toni Moorhouse, spoke in opposition and presented photos of the area.

Ruth Medellin, spoke in opposition.

Sylvia Phillips, yielded minutes to Ruth Medellin.

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 Rosalez to recommend Approval.

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

**NAY: None**

### **THE MOTION CARRIED**

**The Zoning Commission recessed into a break at 3:35 pm.**

**The Zoning Commission reconvened into session at 3:45 pm.**

**Item 8 (Continued from 02/20/18) ZONING CASE # Z2018081 (Council District 5):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on the South 85 feet of Lot 7C, Block 8, NCB 8084, located at 2015 El Jardin Road. Staff recommends Approval.

Staff mailed 21 notices to the surrounding property owners, 2 returned in favor, 1 returned in opposition, and the Westwood Square Neighborhood Association is in opposition.

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Guadalupe Salazar, representative, stated he is amending his request to "NC" for a restaurant.

**The following citizens appeared to speak:**

Juan Sanchez, spoke in opposition.

Angelita Sanchez, yielded minutes to Juan Sanchez.

Veronica Martinez, spoke in favor for the restaurant.

Olga Valadez, World Wide Languages, translated for Veronica Martinez.

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 Gibbons to recommend Approval as amended to "NC".

**AYES: Lopez, McGhee, Rosalez, Sipes, Gibbons, Nix, McDaniel**

**NAY: Romero**

**THE MOTION CARRIED**

**Item 10 (Continued from 02/20/18) ZONING CASE # Z2018083 (Council District 3):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 19, Block 2, NCB 11950, located at 2215 Goliad Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18022)

Staff mailed 26 notices to the surrounding property owners, 0 returned in favor, and 1 returned in opposition. The Highland Hills Neighborhood Association is generally in favor of the request, but would like a continuance to work out concerns with the representative.

Gabriel Hausauer, representative, requested a continuance to work with 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.



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**COMMISSION ACTION**

A motion was made by Commissioner McGhee and seconded by Commissioner Nix for a continuance to March 20, 2018.

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

**NAY: None**

**THE MOTION CARRIED**

**Item 11 (Continued from 02/20/18) ZONING CASE # Z2018087 (Council District 1):** A request for a change in zoning from "RM-4 RIO-4 NCD-1 AHOD" Residential Mixed River Improvement Overlay South Presa Street/South Saint Mary's Streets Neighborhood Conservation District Airport Hazard Overlay District to "IDZ RIO-4 NCD-1 AHOD" Infill Development Zone River Improvement Overlay South Presa Street/South Saint Mary's Streets Neighborhood Conservation District Airport Hazard Overlay District with uses permitted for five (5) residential dwelling units on Lot 12, Block 15, NCB 3078, located at 1602 South Saint Mary's Street and 140 Biering Avenue. Staff recommends Denial.

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

Maria Venegas representative, stated her planned project is to turn her property into a small efficiency to rent to people who use public transportation and work downtown.

**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 Lopez and seconded by Commissioner McDaniel to recommend Denial.

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

**NAY: None**

**THE MOTION CARRIED**

**Item 12 (Continued from 02/20/18) ZONING CASE # Z2018092 (Council District 8):** A request for a change in zoning from "R-20 MLOD-1 MSAO-1 AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Airport Hazard Overlay District to "C-2NA MLOD-1 MSAO-1 AHOD" Commercial Nonalcoholic Sales Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Airport Hazard Overlay District on 5.434 acres out of NCB 35936, located at 6185 Camp Bullis Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18024)

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Staff mailed 12 notices to the surrounding property owners, 1 returned in favor, and 2 returned in opposition.

Ashley Farrimond, representative, requested a continuance to continue to work with the community.

**The following citizens appeared to speak:**

Mary Stehlig, President of Estates of Forest Hills HOA, requested a continuance to work together.

Collen Waguespack, passed time.

Helen Bryan, passed time.

Rachel Belinsky, requested a continuance to work together.

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 Chair Romero and seconded by Commissioner Nix to for a continuance to April 3, 2018.

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

**NAY: None**

**THE MOTION CARRIED**

**Item 19 ZONING CASE # Z2018101 CD (Council District 1):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office on Lot 1, Block 3, NCB 10024, located at 273 Redrock Drive. 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 North Central Neighborhood Association.

Roger Jimenez, representative, stated the request is for an office space, and addressed issues with traffic and 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.

The Zoning Commissioners discussed and commented on the presented case.

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### **COMMISSION ACTION**

A motion was made by Commissioner Lopez and seconded by Commissioner Rosalez for a continuance to March 20, 2018.

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

**NAY: None**

### **THE MOTION CARRIED**

**Item 22 ZONING CASE # Z2018104 (Council District 1):** A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on Lot 51, 52, 53, 54, 55, and 56, Block 2, NCB 6481, located at 1553 West Woodlawn Avenue. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment 18028)

Staff mailed 31 notices to the surrounding property owners, 0 returned in favor, 2 returned in opposition. No responses from the Jefferson Neighborhood Association or the West End Hope in Action.

Angel Ruiz, representative, amended the zoning request to staff's recommendation of "MF-18".

**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 Lopez and seconded by Commissioner Nix to recommend Approval as amended to "MF-18".

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

**NAY: None**

### **THE MOTION CARRIED**

**Item 23 ZONING CASE # Z2018105 (Council District 1):** A request for a change in zoning from "MF-33 H AHOD" Multi-Family Tobin Hill Historic Airport Hazard Overlay District and "IDZ H AHOD" Infill Development Zone Tobin Hill Historic Airport Hazard Overlay District for Three (3) Attached Single-Family Units on the south 50 feet of Lot 1 and Lot 2, Block 15, NCB 1742, located at 416 Kendall Street. Staff recommends Approval, pending the Plan Amendment. (Associated Plan Amendment 18029)

Staff mailed 26 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition, and the Tobin Hill Community Association is not in favor.



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Donald Oroian, representative, provided background information on the property and stated the planned project is to build four (4) units.

**The following citizens appeared to speak:**

Ben Fairbank, THCA, 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.

The Zoning Commissioners discussed and commented on the presented case.

**COMMISSION ACTION**

A motion was made by Commissioner Lopez and seconded by Commissioner Rosalez for a continuance to March 20, 2018.

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

**NAY: None**

**THE MOTION CARRIED**

**Item 27 ZONING CASE # Z2018110 (Council District 6):** A request for a change in zoning from "C-2NA" Commercial Nonalcoholic Sales District to "C-3" General Commercial District on the South 180-feet of Lot 5, Block 1, NCB 17637, located at 10540 Culebra Road. Staff recommends Denial. (Associated Plan Amendment 18032)

Staff mailed 13 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and no response from the Mountain View Acres Neighborhood Association.

Teresa Myers, representative, requested "C-3" zoning to be consistent with the surrounding properties and businesses.

Jerry Arredondo, representative, stated they have met with the surrounding community and will amend the request to "C-3 NA" and agreed to no outside displays.

**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 Rosalez and seconded by Commissioner Lopez to recommend Approval as amended to "C-3 NA".

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

**NAY: None**

**THE MOTION CARRIED**

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**Item 30    Consideration of the March 6, 2018 Zoning Commission Minutes**

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

**Director's Report:**

There being no further business, the meeting was adjourned at 5:09 p.m.

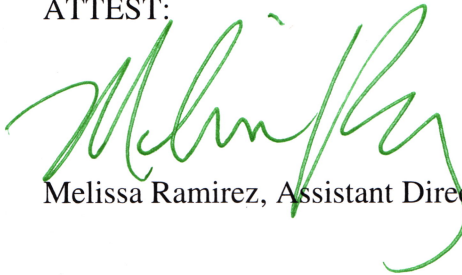
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APPROVED:



Dr. Francine Romero, Chair

ATTEST:



Melissa Ramirez, Assistant Director