

DRAFT

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
June 19, 2018**

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.

1:15 PM – Public Hearing

Roll Call

Present: Romero, Lopez, Head, McGhee, Kamath, Bustamante, Rosalez, Sipes, Gibbons, Nix, McDaniel

Absent: None

German Perez, World Wide Languages, translator was present.

COMBINED HEARING:

Item 4 (Continued from 06/05/18) **ZONING CASE # Z2018197 (Council District 4):** A request for a change in zoning from "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 53.163 acres out of NCB 11212, located in the 9200 block of Somerset Road. Staff recommends Approval.

Staff mailed 37 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition.

Brady Braggs, representative, amended the zoning request to "R-4" for 26.597 acres and "R-5" for 26.567 acres.

COMMISSION ACTION

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

AYES: Romero, Lopez, Head, Kamath, Bustamante, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

Item 8 **ZONING CASE # Z2018204 CD (Council District 5):** 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 Conditional Use for Two (2) Dwelling Units on Lot 31 and Lot 32, NCB 2380, located at 527 South Nueces Street. Staff recommends Approval.

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

COMMISSION ACTION

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

AYES: Romero, Lopez, Head, Kamath, Bustamante, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

- Item 9 ZONING CASE # Z2018205 S (Council District 8):** A request for a change in zoning from "R-6 GC-1 MLOD-1" Residential Single-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District to "C-2 S GC-1 MLOD-1" Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District with Specific Use Authorization for a Carwash on Lot P-12D, NCB 34732, located at 24129 Boerne Stage Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18063)

Staff mailed 7 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition.

COMMISSION ACTION

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

AYES: Romero, Lopez, Head, Kamath, Bustamante, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

- Item 10 ZONING CASE # Z2018206 (Council District 6):** A request for a change in zoning from "MF-33" Multi-Family District to "C-2" Commercial District on 2.621 acres out of NCB 18296, located in the 12300 Block of Culebra Road. 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 Head and seconded by Commissioner Kamath to recommend Approval.

AYES: Romero, Lopez, Head, Kamath, Bustamante, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

- Item 12 ZONING CASE # Z2018209 CD (Council District 1):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with Conditional Use for an Office Warehouse on the South 130-feet of Lot 10, Block 3, NCB 7239, located at 1238 Basse Road. Staff recommends Approval.

Staff mailed 30 notices to the surrounding property owners, 1 returned in favor, and 0 returned in opposition, and no responses from the Northmoor or Shearer Hills Ridge Neighborhood Associations.

COMMISSION ACTION

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

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

THE MOTION CARRIED

- Item 14 ZONING CASE # Z2018211 (Council District 1):** A request for a change in zoning from "C-3R AHOD" General Commercial Restrictive Alcohol Sales Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 6, Block 1, NCB 11883, located at 430 West Sunset Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18065)

Staff mailed 9 notices to the surrounding property owners, 1 returned in favor, and 0 returned in opposition.

COMMISSION ACTION

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

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

THE MOTION CARRIED

- Item 15 ZONING CASE # Z2018212 HL (Council District 2):** A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "RM-4 HL AHOD" Residential Mixed Historic Landmark Airport Hazard Overlay District on Lot 18 and the West 50-feet of Lot 17, NCB 1393, located at 1503 Wyoming Street. Staff recommends Approval.

Staff mailed 39 notices to the surrounding property owners, 1 returned in favor, and 0 returned in opposition.

COMMISSION ACTION

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

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

THE MOTION CARRIED

- Item 16 ZONING CASE # Z2018213 (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 uses permitted in "R-4" Residential Single-Family District on Lot recommends Approval.

Staff mailed 30 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and the Lavaca Neighborhood Association is in favor.

COMMISSION ACTION

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

AYES: Romero, Lopez, Head, Kamath, Bustamante, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

- Item 18 ZONING CASE # Z2018215 CD (Council District 10):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-2 MC-3 AHOD" Commercial Austin Highway Metropolitan Corridor Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for an Auto and Light Truck Repair and "C-2 CD MC-3 AHOD" Commercial Austin Highway Metropolitan Corridor Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair on Lot 2, Block B, NCB 8695, located at 1419 Austin Highway. Staff recommends Approval.

Staff mailed 16 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Wilshire Village Neighborhood Association.

COMMISSION ACTION

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

AYES: Romero, Lopez, Head, Kamath, Bustamante, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

- Item 19 ZONING CASE # Z2018216 CD (Council District 3):** 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 Outside Storage (Open with no Screening Required) on 1.29 acres out of NCB 10866, located at 2902 Goliad Road. Staff recommends Approval.

Staff mailed 4 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and the Highland Hills Neighborhood Association is in favor.

COMMISSION ACTION

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

AYES: Romero, Lopez, Head, Kamath, Bustamante, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

Item 23 ZONING CASE # Z2018221S (Council District 10): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "L S AHOD" Light Industrial Airport Hazard Overlay District with Specific Use Authorization for a Construction Contractor Facility on Lot 32 and Lot 33, Block 1, NCB 14051 and 0.232 acres out of NCB 14051, located at 6614 Topper Run & 6618 Topper Run. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18066)

Staff mailed 23 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and no responses from the Loma Vista and Monterrey Village Neighborhood Associations.

COMMISSION ACTION

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

AYES: Romero, Lopez, Head, Kamath, Bustamante, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

Item 24 ZONING CASE# Z2018222 (Council District 4): A request for a change in zoning from "FBZ AHOD" Form Based Zone Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on 33.236 acres out of NCB 18087 and CB 4286 and "C-2 AHOD" Commercial Airport Hazard Overlay District on 5.992 acres out of NCB 18087 and CB 4286, located at 13527 S.W. Loop 410. Staff recommends Approval.

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

COMMISSION ACTION

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

AYES: Romero, Lopez, Head, Kamath, Bustamante, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION

- Item 1** **ZONING CASE # Z2018158 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 "C-3 S MLOD-1 AHOD ERZD" General Commercial Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District with Specific Use Authorization for a Car Wash on Lot 5, Block 2, NCB 17842, located at 2827 Olmos Creek Drive. Staff recommends Approval.

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

Kevin Love, KLove Engineering representative, stated the planned project is for a car wash using biodegradable soap, and will comply with all SAWS conditions.

Mike Barr, SAWS representative, recommended Approval.

Bobby Neely, property owner, answered the Zoning Commissioners questions.

The following citizens appeared to speak:

Patti Zaiontz, SACS, 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 Chairwoman Romero and seconded by Commissioner Head to recommend Approval with all SAWS recommendations.

AYES: Romero, Lopez, Head, Kamath, Bustamante, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

- Item 2** **(Continued from 06/05/18) ZONING CASE # Z2018177 S (Council District 8):** A request for a change in zoning from "R-20 MLOD-1 MSAO-1" Residential Single-Family Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay District to "L S MLOD-1 MSAO-1" Light Industrial Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay District with a Specific Use Authorization of a Construction Contractor Facility with Outside Storage on Lot 52, Lot 53, Lot 54, Lot 55, NCB 35733, located at 20951 Milsa Drive. Staff recommends Denial. (Associated Plan Amendment 18055)

Staff mailed 10 notices to the surrounding property owners, 2 returned in favor, 0 returned in opposition, and no response from the Friends of Friedrich Wilderness Park Neighborhood Association.

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Ryan Phalgins, Up Engineering representative, stated the planned project is for outside equipment storage.

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 Chairwoman Romero and seconded by Commissioner Nix to recommend Approval with the following conditions:

- No outdoor speakers shall be permitted.
- Booms should be placed in the downward position from 6:00 pm to 7:00 am Monday through Friday and weekends.
- Any plantings must be with plants in accordance with Appendix E from the UDC.
- An eight (8) foot privacy fence shall be erected along the West and South property lines.
- A thirty (30) foot buffer zone shall be provided along the West and South property lines
- Equipment, structures, and storage material shall be limited to a twenty (20) foot vertical height.

AYES: Romero, Lopez, Head, Kamath, Bustamante, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

Item 3 (Continued from 06/05/18) **ZONING CASE # Z2018180 CD (Council District 1):** A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Professional Office on Lot 31, Block 7, NCB 9703, located at 254 Englewood Drive. Staff recommends Approval.

Staff mailed 22 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and the Dellview Neighborhood Association is in opposition.

Vivianna Villagomez, stated the project is for a small business with minimal signage on the building.

The following citizens appeared to speak:

Ernest Salinas, 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 McDaniel to recommend Denial.

AYES: Romero, Lopez, Head, Kamath, Bustamante, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED AS DENIAL

Item 5 (Continued from 06/05/18) ZONING CASE # Z2018202 (Council District 4): A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 1, Block 6, NCB 9855, located at 403 Carmel Avenue. Staff recommends Denial.

Staff mailed 27 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Quintana Community Neighborhood Association.

Maricela Mendoza, applicant, stated the 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.

The Zoning Commissioners discussed and commented on the presented case.

COMMISSION ACTION

A motion was made by Commissioner Kamath and seconded by Commissioner Gibbons to recommend Approval.

AYES: Lopez, Head, Kamath, Sipes, Gibbons, Nix

NAY: Romero, Bustamante, Rosalez, McDaniel

THE MOTION CARRIED

Item 6 ZONING CASE # Z2018136 (Council District 8): A request for a change in zoning from "RE MLOD-1 MSAO-1" Residential Estate Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay District to "C-2 NA MLOD-1 MSAO-1" Commercial Nonalcoholic Sales Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay District on 21.27 acres out of CB 4719, located at 19389 Babcock Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18043).

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

Staff stated the applicant requested a continuance.

No citizens appeared to speak.

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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.

The Zoning Commissioners discussed and commented on the presented case

COMMISSION ACTION

A motion was made by Chairwoman Romero and seconded by Commissioner Head for a continuance to July 3, 2018.

AYES: Romero, Lopez, Head, Kamath, Bustamante, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

The Zoning Commission recessed into a break at 3:04pm.

The Zoning Commission reconvened into session at 3:14 pm.

Item 7 ZONING CASE # Z2018203 (Council District 1): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2P AHOD" Commercial Pedestrian Airport Hazard Overlay District on 0.25 acres out of NCB 751, located at 919 West Poplar Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18061)

Staff mailed 25 notices to the surrounding property owners, 9 returned in favor, 2 returned in opposition, and the Five Points Neighborhood Association is in favor.

Roger Perez, representative, stated the planned project is to expand the parking lot for the M.K. Davis restaurant.

The following citizens appeared to speak:

Philip Canedo, spoke in opposition.

Norma Canedo, yielded minutes to Philip Canedo.

Michael and Patricia Davis, passed.

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 Bustamante to recommend Approval.

AYES: Romero, Lopez, Head, Kamath, Bustamante, Rosalez, Sipes, Gibbons, Nix, McDaniel

NAY: None

THE MOTION CARRIED

Commissioner McGhee entered the Zoning Commission at 3:48 pm.

Item 11 ZONING CASE # Z2018207 S (Council District 5): A request for a change in zoning from "C-2 HS AHOD" Commercial Historic Significant Airport Hazard Overlay District to "C-2 S HS AHOD" Commercial Historic Significant Airport Hazard Overlay District with Specific Use Authorization for a Bail Bonds Agency on Lot 22, Block 10, NCB 306, located at 303 El Paso Street. Staff recommends Approval.

Staff mailed 15 notices to the surrounding property owners, 0 returned in favor, and 7 returned in opposition. Staff also received a petition with 24 signatures in opposition.

Walter Martinez, SADC representative, stated the project is to lease a small office space.

Henry Rodriguez, SADC President, stated the mission of the organization is to help small businesses affiliated with minorities and women. He explained the bails bond business will have hours of operation from 8am-6pm and limited exterior signage.

The following citizens appeared to speak:

Pamela Ann Almazan, spoke in opposition.

Amelia Valdez, spoke in opposition.

Whitney Chappell, 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 Bustamante and seconded by Commissioner Head to recommend Approval with the following conditions:

- Field notes be referenced to limit this change in zoning to the individual office as discussed.
- Limit the hours of operation to 8:00 am -6:00 pm.

AYES: Head, Bustamante

NAY: Romero, Lopez, McGhee, Kamath, Rosalez, Sipes, Gibbons, Nix, McDaniel

THE MOTION FAILED

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

AYES: Bustamante

NAY: Romero, Lopez, Head, McGhee, Kamath, Rosalez, Sipes, Gibbons, Nix, McDaniel

THE MOTION CARRIED

A motion was made by Commissioner Rosalez and seconded by Commissioner Lopez to recommend Denial.

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

NAY: Head, Bustamante

THE MOTION CARRIED AS DENIAL

Item 13 ZONING CASE # Z2018210 (Council District 2): A request for a change in zoning from "R-4" Residential Single-Family District to "C-2" Commercial District on 0.49 acres out of NCB 10272, located at 502 Pecan Valley Drive. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18064)

Staff mailed 30 notices to the surrounding property owners, 3 returned in favor, 0 returned in opposition, and no response from the Wheatley Heights Neighborhood Association.

Salah Diab, representative, stated the project is for a small neighborhood shopping center. Amended the request to include "NA".

The following citizens appeared to speak:

Damien Sanez, spoke in opposition.

Tania Saenz, left the meeting.

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 amended with "NA".

AYES: Head, Kamath, Bustamante, Gibbons, Nix

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

THE MOTION FAILED

A motion to reconsider was made by Commissioner Rosalez and seconded by Commissioner Lopez.

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

NAY: None

THE MOTION CARRIED

A motion was made by Commissioner Rosalez and seconded by Commissioner McDaniel to recommend Denial

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

NAY: Head, Kamath, Bustamante, Gibbons, Nix

THE MOTION CARRIED AS DENIAL

Item 17 ZONING CASE # Z2018214 CD (Council District 5): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "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 Outside Storage on Lot 6, Lot 7, Lot 8 and Lot 9, Block 33, NCB 8071, located at 1343 and 1347 South General McMullen. Staff recommends Approval.

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

Evelyn Cabera, representative, stated the planned project is to plat the lots together and establish an outdoor displayed business with a sales office.

The following citizens appeared to speak:

Dina Serrano, yielded minutes to Velma Pena.

Velma Pinam Westwood Sq. NA President, spoke in opposition.

Herlinda Bocanegra, yielded minutes to Velma Pena.

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 Bustamante and seconded by Commissioner Rosalez for a continuance to July 3, 2018.

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

NAY: None

THE MOTION CARRIED

Item 20 ZONING CASE # Z2018217 (Council District 2): A request for a change in zoning from "C-2 H AHOD" Commercial Dignowity Hill Historic Airport Hazard Overlay District and "C-1 H AHOD" Light Commercial Dignowity Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District on 0.757 acres out of NCB 577, located at 1602 East Houston Street. Staff recommends Approval.

Staff mailed 39 notices to the surrounding property owners, 1 returned in favor, and 0 returned in opposition, and no response from Dignowity Hill Neighborhood Association.

Laurence Seiterle, representative, described the project and the business occupants desiring to lease the property location.

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 Lopez to recommend Approval.

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

NAY: None

THE MOTION CARRIED

Item 21 ZONING CASE # Z2018219 (Council District 5): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for six (6) live/work units on Lot 4 and Lot 5, Block 1, NCB 2573, located at 117 and 121 East Fest Street. Staff recommends Approval.

Staff mailed 29 notices to the surrounding property owners, 2 returned in favor, 1 returned in opposition, and no response from the Lone Star Neighborhood Association.

Michael Perez, representative, stated the planned project is to create six (6) industrial artist spaces with parking.

The following citizens appeared to speak:

Anne McCarthy, 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 Bustamante and seconded by Commissioner Nix to recommend Approval.

AYES: Head, Bustamante, Nix

NAY: Romero, Lopez, McGhee, Kamath, Rosalez, Sipes, Gibbons, McDaniel

THE MOTION FAILED

A motion to reconsider was made by Commissioner Rosalez and seconded by Commissioner Lopez.

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

NAY: None

THE MOTION CARRIED

A motion was made by Commissioner Head and seconded by Commissioner Rosalez for a continuance to July 17, 2018.

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

NAY: None

THE MOTION CARRIED

Item 25 ZONING CASE # Z2018223 S (Council District 3): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 S AHOD" Residential Single-Family Airport Hazard Overlay District with Specific use Authorization to allow for a Daycare Center on 0.98 acres out of NCB 10977, located at 6824 Model Drive. Staff recommends Approval.

Staff mailed 44 notices to the surrounding property owners, 0 returned in favor, 3 returned in opposition, and no response from the Highland Hills Neighborhood Association.

Bill Ellington, representative, stated the planned project is to expand a current daycare business and open a third location on the subject property.

The following citizens appeared to speak:

Juan Rendon, yielded minutes to Eva Rendon.

Eva Rendon, spoke in opposition regarding major traffic issues with the nearby elementary school, she also presented a petition in opposition from the surrounding neighbors.

Eduardo Fernandez, spoke in opposition regarding major traffic issues.

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 McDaniel to recommend Denial.

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

NAY: None

THE MOTION CARRIED AS DENIAL

The Zoning Commission recessed into a break at 6:03 pm.

The Zoning Commission reconvened into session at 6:35 pm.

Item 22 ZONING CASE # Z2018220 CD (Council District 10): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "MF-65 CD AHOD" Multi-Family Airport Hazard Overlay District with Conditional Use for Professional Office on Lot 7 and Lot 9, NCB 11926, located at 7538 Broadway Street and 7600 Broadway Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18067)

Staff mailed 106 notices to the surrounding property owners, 41 returned in favor, 20 returned in opposition, and the Oak Park Northwood Neighborhood Association is in favor. Staff also received notices from outside the 200 foot notification radius, 36 in favor, 25 in opposition, and 2 petitions in opposition with 114 signatures and 150 signatures.

Bill Kaufman, representative, amended the zoning request to "MF-50 CD AHOD" with uses for an office. He also explained the different approaches of outreach for any questions and concerns from the community, as well as compromising on the zoning request.

Tom Carter, Pape-Dawson Engineers, answered the Zoning Commissioners questions.

The following citizens appeared to speak:

Sam Arizpe, passed time.

Alison Engel, presented a petition with 264 signatures in opposition, stated she agrees with the amended request.

Carl Engel, yielded minutes to Alison Engel.

Ginger Malesky, presented a petition with 298 signatures in opposition and stated the representative has worked with the community.

Jim Mysliwiec, spoke in opposition.

Cynthia Curry, stated the representative worked with the community regarding traffic issues.

Teena Larson, passed time.

Frank DeGrasse, presented a letter in opposition.

J.R. Brooks, stated he agreed with the amended request.

Lynn Rada, left the meeting.

David Ash, spoke in favor.

Richard Yeargain, spoke in favor.

Betty Yeargain, yielded minutes to Richard Yeargain.

Ginger Evans, yielded minutes to Richard Yeargain.

William Church, spoke in favor.

Eleanor Seiferth, left the meeting.

Mike Seiferth, left the meeting.

Sally Fladger, spoke in favor.

Mallory Cluiss, spoke in favor.

Marilyn Taylor, spoke in opposition.

Ben Schoenbaum, Oak Park NA President, spoke in favor.

Victoria Rodriguez, left the meeting

David Wallace, stated he agrees with the amendment.

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 Gibbons to recommend Approval as amended.

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

NAY: None

THE MOTION CARRIED

Item 26 Consideration of the June 5, 2018 Zoning Commission Minutes

Chairwoman Romero motioned to approve the minutes at the next scheduled Zoning Commission meeting, July 3, 2018.

Director's Report:

There being no further business, the meeting was adjourned at 7:35 p.m.

June 19, 2018

APPROVED:

Dr. Francine Romero, Chair

ATTEST:

Melissa Ramirez, Assistant Director