

## **Z2018350**

**ZONING CASE # Z2018350 (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 West 66-feet of the South 150-feet of Lot 7, Block 2, NCB 7578, located at 467 Hot Wells Boulevard. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18104)

Staff mailed 14 notices to the surrounding property owners, 2 returned in favor and 3 returned in opposition and no response from the Highland Hill Neighborhood Association is not opposed and no response from the Hot Wells Neighborhood Association.

Elaine Hu, 467 Hot Wells Boulevard, stated she has owned her business for ten years and wishes to move her business to this new location. Ms. Hu amended her request to R-4 CD with Conditional Use for a Variety Store.

### **COMMISSION ACTION**

The following citizens appeared to speak.

Sandra Castillo, 471 Hot Wells, spoke in opposition.

A motion was made by Commissioner McGhee and seconded by Commissioner Lopez for approval with all recommendations 1) Downward lighting 2) Solid Screen Fence 3) 15' landscape buffer along residential areas 4) Hours of operations from 7am to 6pm

**AYES: Nix, Lopez, McGhee**

**NAY: Rosalez, Sipes, Gibbons, McDaniel, Romero**

**THE MOTION FAILED**