

February 16, 2016

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
February 16, 2016**

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

1. 1:08 PM – Public Hearing

2. Roll Call.

Present: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Martinez, Rose-Gonzales, Romero, P. McGee, King, Garcia

Absent: None

COMBINED HEARING:

- 3. ZONING CASE # Z2015227 (Council District 2):** A request for a change in zoning from "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District for five (5) single-family residential units on 0.185 acres out of NCB 568, located at 532 Dawson Street and 417 North Mesquite Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 15055)

Staff mailed 35 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and the Dignowity Hill Neighborhood Association is in favor.

The following citizens appeared to speak:

Liz Franklin, Dignowity Hill Neighborhood Association, spoke in favor.

COMMISSION ACTION

A motion was made by Commissioner P. McGee and seconded by Commissioner Garcia to recommend approval.

Ayes: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Martinez, Rose-Gonzales, Romero, P. McGee, King, Garcia

NAY: None

THE MOTION CARRIED

- 4. ZONING CASE # Z2016081 CD (Council District 3):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD

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AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Professional Office on the East half of Lot 11 and Lot 12, Block 48, NCB 3316 located at 646 East Rigsby Avenue. Staff recommends Approval.

Staff mailed 23 notices to the surrounding property owners, 1 returned in favor, 1 returned in opposition, and the Highland Park Neighborhood Association is in favor.

COMMISSION ACTION

A motion was made by Commissioner P. McGee and seconded by Commissioner Garcia to recommend approval.

Ayes: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Martinez, Rose-Gonzales, Romero, P. McGee, King, Garcia

NAY: None

THE MOTION CARRIED

5. **ZONING CASE # Z2016088 (Council District 2):** A request for a change in zoning from "R-6 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted for Single-Family attached homes not to exceed 25 units/acre on Lots 1 and 2, Block 18, and Lot 21, Block 1, NCB 560 located 506 Nolan Street and 518 Cherry Street. Staff recommends Approval.

Staff mailed 25 notices to the surrounding property owners, 0 returned in favor, and 1 returned in opposition, and no response from the Dignowity Hill Neighborhood Association.

COMMISSION ACTION

A motion was made by Commissioner P. McGee and seconded by Commissioner Garcia to recommend approval.

Ayes: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Martinez, Rose-Gonzales, Romero, P. McGee, King, Garcia

NAY: None

THE MOTION CARRIED

6. **ZONING CASE # Z2016089 (Council District 2):** A request for a change in zoning from "C-3 H HE AHOD" General Commercial Dignowity Hill Historic Exceptional Airport Hazard Overlay District, "C-3 H AHOD" General Commercial Dignowity Hill Historic Airport Hazard Overlay District, and "RM-4 H AHOD" Residential Mixed Dignowity Hill

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Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted for Multi-Family not to exceed 36 units per acre and "IDZ H HE AHOD" Infill Development Zone Dignowity Hill Historic Exceptional Airport Hazard Overlay District with uses permitted for Multi-Family not to exceed 36 units per acre on 0.758 acres of land out of NCB 590 located at 402 and 406 Center Street, 126 Cherry Street, and 126, 130, 134 and 139 North Swiss Street. Staff recommends Approval.

Staff mailed 27 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 Commissioner P. McGee and seconded by Commissioner Garcia to recommend approval.

Ayes: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Martinez, Rose-Gonzales, Romero, P. McGee, King, Garcia

NAY: None

THE MOTION CARRIED

REQUESTED CONTINUANCES:

Commissioner Salazar stepped out of the Zoning Commission meeting.

7. **(Continued from 01/19/16) ZONING CASE # Z2016003 (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 Conditional Use for Manufactured Home/Oversized Vehicle Sales, Service and Storage on 5.421 acres of land out of NBC 13811 located at 5315, 5319, and 5331 Sherri Ann Road. Staff recommends Approval.

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 Chairman Shaw and seconded by Commissioner Romero for a continuance to March 15, 2016.

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Ayes: Shaw, Diaz-Sanchez, J. McGhee, Briones, Martinez, Rose-Gonzales, Romero, P. McGee, King, Garcia

NAY: None

THE MOTION CARRIED

8. **(Continued from 02/02/16) ZONING CASE # Z2016050 (Council District 4):** A request for a change in zoning from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on the North 104.69 feet of Lot 2, Block 1, NCB 14567 located at 9450 New Laredo Highway. Staff recommends Approval.

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 Chairman Shaw and seconded by Commissioner P. McGee for a continuance to March 15, 2016.

Ayes: Shaw, Diaz-Sanchez, J. McGhee, Briones, Martinez, Rose-Gonzales, Romero, P. McGee, King, Garcia

NAY: None

THE MOTION CARRIED

9. **ZONING CASE # Z2016077 (Council District 10):** A request for a change in zoning from "NP-8 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "R-3" Residential Single-Family District not to exceed seven (7) Residential Single-Family Detached Units on 0.50 acres of land out of NCB 11876, located at 1823 East Lawndale Drive. Staff recommends Denial.

The following citizens appeared to speak:

John Wilson, 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.

COMMISSION ACTION

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A motion was made by Commissioner King and seconded by Commissioner Romero for a continuance to March 1, 2016.

AYES: Shaw, Diaz-Sanchez, J. McGhee, Briones, Martinez, Rose-Gonzales, Romero, P. McGee, King, Garcia

NAY: None

THE MOTION CARRIED

Commissioner Salazar re-entered the Zoning Commission meeting.

10. **ZONING CASE # Z2016083 (Council District 1):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District on Lot 8 & 9, Block 2, NCB 2276 located at 2219 West Houston Street. Staff recommends Denial.

Charles Pena, applicant, has received a notice from the city for correct zoning. The applicant stated he is requesting grandfathered zoning for 6 units on the property.

The following citizens appeared to speak:

Herb Reil, spoke in favor.

Mary Moreno, spoke in favor.

Lorenzo Martinez, spoke in opposition.

Patricia Sanchez, passed.

Karen Brown, spoke in opposition.

Councilwoman Mary Alice Cisneros, spoke in opposition.

K.S. Rogers, 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.

COMMISSION ACTION

A motion was made by Commissioner Diaz-Sanchez and seconded by Commissioner Garcia for a continuance to March 1, 2016.

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AYES: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Martinez, Rose-Gonzales, Romero, P. McGee, King, Garcia

NAY: None

THE MOTION CARRIED

11. **ZONING CASE # Z2016087 (Council District 2):** A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Single-Family Homes not to exceed 33 units per acre on Lots, 4, 5, and 6, Block 5, NCB 488 located at 1604 North Hackberry Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16025)

The following citizens appeared to speak:

Dale Dorsey, passed.

Gilbert Murillo, passed.

Jo Ann Murillo, passed.

Rose Hill, 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.

COMMISSION ACTION

A motion was made by Chairman Shaw and seconded by Commissioner P. McGee for a continuance to March 15, 2016.

AYES: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Martinez, Rose-Gonzales, Romero, P. McGee, King, Garcia

NAY: None

THE MOTION CARRIED

12. **ZONING CASE # Z2016091 (Council District 2):** A request for a change in zoning from "R-5 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted for Single-Family Homes, Live/Work units not to exceed 16 units/acre and uses permitted in "NC" Neighborhood Commercial District on 1.65 acres of land out of NCB 531, located at 901 North Pine, 914 and 918 North Olive. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16027)

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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.

COMMISSION ACTION

A motion was made by Chairman Shaw and seconded by Commissioner P. McGee for a continuance to March 1, 2016.

AYES: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Martinez, Rose-Gonzales, Romero, P. McGee, King, Garcia

NAY: None

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION

13. **(Continued from 02/02/16) ZONING CASE # Z2015311 ERZD (Council District 9):** A request for a change in zoning from "C-3 S MLOD-1 ERZD" General Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with Specific Use Authorization for Animal Clinic, Automobile Parts Sales Facility, Building Specialties, Retail Facility, Paint and Wallpaper Store with Retail and Wholesale Sales, Print Shop, and Blueprinting Photostatting Facility to "MF-50 MLOD-1 ERZD" Multi-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on Lot 11, Block 4, NCB 15671 located at 1900 Block of East Sonterra Boulevard. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA 15089)

Staff mailed 10 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition.

Mike Barr, SAWS Representative, presented SAWS recommendation of Approval.

Ashley Farrimond, representative, stated the previous rezone request was successful, and the applicant is requesting for seven (7) more acres for multi-family use.

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.

COMMISSION ACTION

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A motion was made by Commissioner P. McGee and seconded by Commissioner King to recommend approval with all of SAWS Recommendations.

AYES: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Martinez, Rose-Gonzales, Romero, P. McGee, King, Garcia

NAY: None

THE MOTION CARRIED

14. **ZONING CASE # Z2016013 ERZD (Council District 8):** A request for a change in zoning from "C-3NA ERZD" General Commercial Nonalcoholic Sales Edwards Recharge Zone District to "C-3NA CD S ERZD" General Commercial Nonalcoholic Sales Edwards Recharge Zone District with Conditional Use and Specific Use for a Construction Trade Contractor Facility on Lot 1, Block 1, NCB 17615, located at 13407 Western Oak Drive. Staff recommends Approval, pending Plan Amendment.(Associated Plan Amendment 16003)

Staff mailed 12 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition.

Mike Escalante, SAWS Representative, presented SAWS recommendation of Approval.

Aaron Saxon, representative, stated Bolin Plumbing has been operating there for years, but the zoning was not in compliance.

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.

COMMISSION ACTION

A motion was made by Commissioner Romero and seconded by Commissioner Martinez to recommend approval with all of SAWS Recommendations.

AYES: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Martinez, Rose-Gonzales, Romero, P. McGee, King, Garcia

NAY: None

THE MOTION CARRIED

Chairman Shaw recused himself from Zoning Case Z2016026CD at 2:10pm.

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15. **(Continued from 02/02/16) ZONING CASE # Z2016026 CD (Council District 6):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for a Moving Company on 0.510 acres of land out of NCB 34400 generally located in the 1800 Block of Loop 1604 North frontage and Kilmarnoch. Staff recommends Approval.

Staff mailed 7 notices to the surrounding property owners, 1 returned in favor, 1 returned in opposition, and no response from the Oak Creek Neighborhood Association.

James McKnight, representative, stated he has met with the neighborhood association, and they have agreed to support the rezoning.

The following citizens appeared to speak:

Jori Zabava, President of the Oak Creek Neighborhood Association, spoke in favor.

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 Martinez and seconded by Commissioner Salazar to recommend approval as "C-2NA CD AHOD" with Conditional use as a moving company with the following conditions:

- Solid screen fencing adjacent to residential zoning and uses.
- A buffer yard of fifteen (15) feet is required per Section 35-510.

AYES: Diaz-Sanchez, J. McGhee, Salazar, Briones, Martinez, Rose Gonzales, Romero, P. McGee, King, Garcia

NAY: None

THE MOTION CARRIED

Chairman Shaw re-entered the Zoning Commission meeting at 2:15pm.

16. **(Continued from 02/02/16) ZONING CASE # Z2016062 (Council District 6):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-5 AHOD" Residential-Mixed Airport Hazard Overlay District on Lot 18, Block 14, NCB 8988 located at 718 Southwest 41st Street. Staff recommends Denial.

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Staff mailed 37 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Community Workers Council Neighborhood Association.

Dominita Mireles, applicant, requested zoning for 3 units on property for her family.

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.

COMMISSION ACTION

A motion was made by Commissioner Martinez and seconded by Commissioner P. McGee to recommend denial.

AYES: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Martinez, Rose-Gonzales, Romero, P. McGee, King, Garcia

NAY: None

THE MOTION CARRIED AS DENIAL.

17. **(Continued from 02/02/16) ZONING CASE # Z2016067 CD (Council District 10):** A request for a change in zoning from "R-20 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-20 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for an Assisted Living Facility with no more than 16 residents on Lot 11, Block 2, NCB 11977 located at 8723 Post Oak Lane. Staff recommends Approval.

ZONING CASE POSTPONED.

18. **(Continued from 02/02/16) ZONING CASE # Z2016074 (Council District 10):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District, "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Single-Family uses not to exceed 15 units per acre on Lots 2, 3, 4, 9, 10, 11 and 12 NCB 9634 located at 129 and 135 Cloudhaven Drive, and 208, 210, 212, and 222 Rainbow Drive. Staff recommends Approval.

Staff mailed 24 notices to the surrounding property owners, 6 returned in favor, and 0 returned in opposition.

Estella Andonie, applicant, stated the zoning request is for 22 single-family homes. The applicant stated she will comply with all city regulations.

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The following citizens appeared to speak:

George Vann, spoke in opposition with drainage concerns.

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 King and seconded by Commissioner Garcia to recommend approval.

AYES: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Martinez, Rose Gonzales, Romero, P. McGee, King, Garcia

NAY: None

THE MOTION CARRIED

19. **ZONING CASE # Z2016078 CD (Council District 8):** A request for a change in zoning from "MF-50 MLOD" Multi-Family Camp Bullis Military Lighting Overlay District, "C-3 GC-1 MLOD" General Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District and "MF-50 GC-1 MLOD" Multi-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District to "C-2 CD GC-1 MLOD" Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District with Conditional Use for a Dance Hall with Live Entertainment without cover charge 3 or more days per week and "C-2 CD MLOD" Commercial Camp Bullis Military Lighting Overlay District with Conditional Use for a Dance Hall with Live Entertainment without cover charge 3 or more days per week on 3.5 acres of land out of NCB 15825 located at 5053 UTSA Boulevard. Staff recommends Approval.

Staff mailed 10 notices to the surrounding property owners, 1 returned in favor, and 1 returned in opposition.

James McKnight, representative, stated the zoning request is to develop the property into 2 buildings for a dance hall, restaurant, and a piano bar with live entertainment.

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.

COMMISSION ACTION

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A motion was made by Commissioner Romero and seconded by Commissioner King to recommend approval with the condition that all provisions that are included in the Gateway Corridor One (1) will be added as a condition to this entire property.

AYES: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Martinez, Rose Gonzales, Romero, P. McGee, King, Garcia

NAY: None

THE MOTION CARRIED

Commissioner Briones left the Zoning Commission Meeting.

20. **ZONING CASE # Z2016082 (Council District 1):** A request for a change in zoning from "C-2 NCD-1 AHOD" Commercial South Presa/South Saint Mary's Street Neighborhood Conservation Overlay Airport Hazard Overlay District to "IDZ NCD-1 AHOD" Infill Development Zone South Presa/South Saint Mary's Street Neighborhood Conservation Overlay Airport Hazard Overlay District with uses permitted for three (3) Residential Single-Family units on 0.208 acres of land out of NCB 2962 located at 1123 South Presa. Staff recommends Approval.

Staff mailed 30 notices to the surrounding property owners, 2 returned in favor, and 0 returned in opposition. The King William Neighborhood Association is in favor, and no response from the Lavaca Neighborhood Association.

Michael Perez, representative, stated the zoning request is for 3 single-family units that would be compatible with the land use.

The following citizens appeared to speak:

Cherise Bell, Director of the King William Neighborhood Association, spoke in favor.

Adam Lampenstein, spoke in favor.

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 Diaz-Sanchez and seconded by Commissioner P. McGee to recommend approval.

AYES: Shaw, Diaz-Sanchez, J. McGhee, Martinez, Romero, P. McGee, King

NAY: Salazar, Rose-Gonzales, Garcia

THE MOTION CARRIED

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Commissioner Salazar left the Zoning Commission meeting.

21. **ZONING CASE # Z2016085 (Council District 2):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-1 S AHOD" General Industrial Airport Hazard Overlay District with Specific Use Authorization for Millwork and Wood Products Manufacturing to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2," Commercial District, Multi-Family Residential Uses not to exceed 100 units per acre, Bar, Micro-Brewery, Beer Garden and Hotel on 7.7104 acres of land out of NCB A-27 NCB 678, NCB 7057 and NCB 671 located at the 51 Essex Street, 601 and 604 Carolina Street, generally located at the intersection of Essex Street and South Cherry Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16024)

Staff mailed 73 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition. Chairman Shaw stated he received a letter of support from the Denver Heights Neighborhood Association.

Russell Yager, representative, stated the requested zoning is for multi-family homes, a hotel, restaurants, and retail/office space on the property. He stated he is willing to work with the San Antonio Conservation Society.

The following citizens appeared to speak:

Susan Bevin, San Antonio Conservation Society, spoke in favor, and stated the building could be historic.

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 Chairman Shaw and seconded by Commissioner P. McGee to recommend approval.

AYES: Shaw, Diaz-Sanchez, J. McGhee, Martinez, Rose-Gonzales, Romero, P. McGee, King, Garcia

NAY: None

THE MOTION CARRIED.

22. **ZONING CASE # Z2016086 (Council District 1):** A request for a change in zoning from "I-1 RIO-2 AHOD" General Industrial River Improvement Overlay Airport Hazard Overlay District to "IDZ RIO-2 AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "RM-4" Residential Mixed District on 0.289 acres of land out of NCB 7007 located 102 West Josephine Street. Staff recommends Approval.

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Staff mailed 17 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and the Tobin Hill Neighborhood Association is in favor.

Chris Burke, representative, stated the zoning request is for two (2) residential units and to add retail/office space in the front.

The following citizens appeared to speak:

Ben Fairbank, Tobin Hill Community Neighborhood Association, spoke in favor.

Richard Moore, Tobin Hill Neighborhood Association, spoke in favor.

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 Diaz-Sanchez and seconded by Commissioner King to recommend approval.

AYES: Shaw, Diaz-Sanchez, J. McGhee, Martinez, Rose-Gonzales, Romero, P. McGee, King, Garcia

NAY: None

THE MOTION CARRIED

23. **ZONING CASE # Z2016090 (Council District 1):** A request for a change in zoning from "MF-33 H AHOD" Multi-Family Tobin Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Tobin Hill Historic Airport Hazard Overlay District with uses for two (2) Single-Family Attached Homes on East 50 feet of Lot 5, Block 3, NCB 1738 located at 321 East Locust Street. Staff recommends Approval.

Staff mailed 25 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and the Tobin Hill Neighborhood Association is not in opposition.

John Cooley, representative, stated the zoning request is for a two (2) unit duplex.

The following citizens appeared to speak:

Ben Fairbank, Tobin Hill Community Association, stated he is not in opposition.

Richard Moore, Tobin Hill Neighborhood Association, spoke regarding concerns with the setbacks proposed for the development from the property lines.

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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.

COMMISSION ACTION

A motion was made by Commissioner Diaz-Sanchez and seconded by Commissioner Martinez to recommend approval.

AYES: Shaw, Diaz-Sanchez, J. McGhee, Martinez, Rose-Gonzales, Romero, P. McGee, King, Garcia

NAY: None

THE MOTION CARRIED

- 24. Briefing and Discussion on the proposed amendments to the Zoning Change Notification Process as recommended by the Mayor's Task Force on Preserving Dynamic and Diverse Neighborhoods.**

Presented by Catherine Hernandez, Planning Manager.

- 25. Consideration of the February 2, 2016 Zoning Commission Minutes.**

Commissioner Martinez motioned for approval of the minutes, the motion was seconded by Chairman Shaw, and all Commissioners voted in the affirmative.

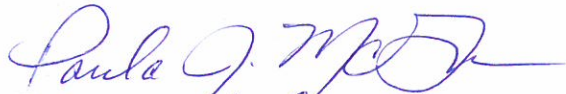
- 26. Director's Report:**

27. There being no further business, the meeting was adjourned at 4:02 p.m.

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APPROVED:


Paula J. McGee,
Vice Chair

William Shaw, Chairman

ATTEST:


Executive Secretary