

October 3, 2017

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
October 3, 2017**

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.

1:06 PM – Public Hearing

Roll Call

Present: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Rosalez, Rose-Gonzales, Gibbons, Nix, Garcia

Absent: Briones

Soraya Stonley, World Wide Languages, translator was present.

COMBINED HEARING:

- Item 6** (Continued from 09/19/17) **ZONING CASE # Z2017234 (Council District 6):** A request for a change in zoning from "C-2" Commercial District, "C-2 CD" Commercial District with Conditional Use for a Home Improvement Center, "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for a Home Improvement Center, "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-3" General Commercial District, "C-3 AHOD" General Commercial Airport Hazard Overlay District and "MF-33" Multi-Family District and to assign zoning to property that is "OCL" Outside City Limits to "MF-33" Multi-Family District, and "NP-8 AHOD" Neighborhood Preservation District on 118 acres out of NCB 34400 and CB 4400, located in the 11100 Block of West Military Drive. Staff recommends Approval, pending Plan Amendment.

Staff mailed 4 notices to the surrounding property owners, 3 returned in favor, and 0 returned in opposition.

COMMISSION ACTION

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

AYES: Romero, Diaz-Sanchez, Head, Kamath, Rosalez, Rose-Gonzales, Gibbons, Nix, Garcia
NAY: None

THE MOTION CARRIED

- Item 7** (Continued from 09/19/17) **ZONING CASE # Z2017236 (Council District 1):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and a Duplex on 0.1315 acres out of NCB 9736, located at 802 Hermine Boulevard. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17071)

October 3, 2017

Staff mailed 31 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and no response from the Northmoor Neighborhood Association.

COMMISSION ACTION

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

AYES: Romero, Diaz-Sanchez, Head, Kamath, Rosalez, Rose-Gonzales, Gibbons, Nix, Garcia

NAY: None

THE MOTION CARRIED

- Item 13 ZONING CASE # Z2017254 S (Council District 10):** 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 a Specific Use Authorization for a Construction Contractor Facility with Outside Storage on 0.619 acres out of NCB 12097, located at 2571 MacArthur View. Staff recommends Approval.

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

COMMISSION ACTION

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

AYES: Romero, Diaz-Sanchez, Head, Kamath, Rosalez, Rose-Gonzales, Gibbons, Nix, Garcia

NAY: None

THE MOTION CARRIED

- Item 14 ZONING CASE # Z2017255 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 Conditional Use for a Music Store on Lot 35, Block 15, NCB 9218, located at 572 West Hermosa. Staff recommends Approval.

Staff mailed 33 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition. No responses from the Edison and Central Los Angeles Neighborhood Associations.

COMMISSION ACTION

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

AYES: Romero, Diaz-Sanchez, Head, Kamath, Rosalez, Rose-Gonzales, Gibbons, Nix, Garcia

NAY: None

THE MOTION CARRIED

October 3, 2017

- Item 17 ZONING CASE # Z2017259 (Council District 4):** A request for a change in zoning from "R-20 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on 90.770 acres out of CB 4298, located at 13886 Watson Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17076)

Staff mailed 20 notices to the surrounding property owners, 1 returned in favor, and 0 returned in opposition.

COMMISSION ACTION

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

AYES: Romero, Diaz-Sanchez, Head, Kamath, Rosalez, Rose-Gonzales, Gibbons, Nix, Garcia

NAY: None

THE MOTION CARRIED

- Item 20 ZONING CASE # Z2017263 (Council District 1):** A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with 12 Single-Family Units on 0.788 acres out of NCB 11884, located at 1410, 1414, and 1418 East Sandalwood Lane. Staff recommends Approval.

Staff mailed 16 notices to the surrounding property owners, 5 returned in favor, and 0 returned in opposition.

COMMISSION ACTION

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

AYES: Romero, Diaz-Sanchez, Head, Kamath, Rosalez, Rose-Gonzales, Gibbons, Nix, Garcia

NAY: None

THE MOTION CARRIED

- Item 21 ZONING CASE # Z2017264 S (Council District 8):** A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with Specific Use Authorization for a Hospital taller than 35-feet on Lot 30, NCB 12830, located at 8026 Floyd Curl Drive. Staff recommends Approval.

Staff mailed 10 notices to the surrounding property owners, 2 returned in favor, and 0 returned in opposition.

October 3, 2017

COMMISSION ACTION

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

AYES: Romero, Diaz-Sanchez, Head, Kamath, Rosalez, Rose-Gonzales, Gibbons, Nix, Garcia
NAY: None

THE MOTION CARRIED

- Item 22 ZONING CASE # Z2017265 (Council District 1):** A request for a change in zoning from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "C-2 NCD-5 AHOD" Commercial Beacon Hill Neighborhood Conservation Airport Hazard Overlay District on Lot 28, Block 3, NCB 3032 and 0.0032 acres out of Lot 31, Block 3, NCB 3032, located at 115 Cincinnati Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17077)

Staff mailed 28 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and no response from the Beacon Hill Neighborhood Association.

COMMISSION ACTION

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

AYES: Romero, Diaz-Sanchez, Head, Kamath, Rosalez, Rose-Gonzales, Gibbons, Nix, Garcia
NAY: None

THE MOTION CARRIED

- Item 23 ZONING CASE # Z2017266 (Council District 1):** A request for a change in zoning from "C-3NA HS UC-4 AHOD" General Commercial Non-Alcoholic Sales North Saint Mary's Urban Corridor Historic Significant Airport Hazard Overlay District, "C-1 HS UC-4 AHOD" Light Commercial North Saint Mary's Urban Corridor Historic Significant Airport Hazard Overlay District and "C-1 HS AHOD" Light Commercial Historic Significant Airport Hazard Overlay District to "C-2P HS UC-4 AHOD" Commercial Pedestrian North Saint Mary's Urban Corridor Historic Significant Airport Hazard Overlay District on 1.26 acres out of NCB 2870, located at 2734 North Saint Mary's Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17078)

Staff mailed 55 notices to the surrounding property owners, 7 returned in favor, 1 returned in opposition, and the Tobin Hill Community Association is in favor.

COMMISSION ACTION

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

AYES: Romero, Diaz-Sanchez, Head, Kamath, Rosalez, Rose-Gonzales, Gibbons, Nix, Garcia
NAY: None

THE MOTION CARRIED

October 3, 2017

- Item 25 ZONING CASE # Z2017268 (Council District 2):** A request for a change in zoning from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 28, NCB 3895, located at 103 Denver Boulevard. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17082)

Staff mailed 24 notices to the surrounding property owners, 0 returned in favor, 1 returned in opposition, and the Denver Heights Neighborhood Association is in favor.

COMMISSION ACTION

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

AYES: Romero, Diaz-Sanchez, Head, Kamath, Rosalez, Rose-Gonzales, Gibbons, Nix, Garcia
NAY: None

THE MOTION CARRIED

- Item 26 ZONING CASE # Z2017269 (Council District 5):** 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 Lot 396G, NCB 7853, located at 6623 South Zarzamora Street. Staff recommends Approval.

Staff mailed 34 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and no response from the Tierra Linda Neighborhood Association.

COMMISSION ACTION

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

AYES: Romero, Diaz-Sanchez, Head, Kamath, Rosalez, Rose-Gonzales, Gibbons, Nix, Garcia
NAY: None

THE MOTION CARRIED

- Item 28 ZONING CASE # Z2017271 HL (Council District 1):** A request for a change in zoning from "RM-4 NCD-1 AHOD" Residential Mixed South Presa/South Saint Mary's Streets Conservation Airport Hazard Overlay District to "RM-4 HL NCD-1 AHOD" Residential Mixed Historic Landmark South Presa/South Saint Mary's Streets Conservation Airport Hazard Overlay District on Lot 5, and 5 feet of Lot 4, Block 1, NCB 3097, located at 127 Lotus Avenue. Staff recommends Approval.

Staff mailed 26 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and the Lavaca Neighborhood Association is in favor.

October 3, 2017

COMMISSION ACTION

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

AYES: Romero, Diaz-Sanchez, Head, Kamath, Rosalez, Rose-Gonzales, Gibbons, Nix, Garcia

NAY: None

THE MOTION CARRIED

POSTPONED

- Item 1** **Z2017218 – Withdrawn**
- Item 2** **Z2017246 S – Withdrawn**
- Item 3** **Z2017223 -- Postponed**

REQUESTED CONTINUANCES

- Item 8** **(Continued from 09/19/17) ZONING CASE # Z2017237 (Council District 5):** 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 1, Block 28, NCB 2290, located at 2802 West Houston Street. Staff recommends Approval.

Erica Mejia, representative, requested a thirty (30) day continuance.

The following citizens appeared to speak:

Amy Tijerina, passed time.

COMMISSION ACTION

A motion was made by Commissioner Garcia and seconded by Commissioner Diaz-Sanchez for a continuance to November 7, 2017.

AYES: Romero, Diaz-Sanchez, Head, Kamath, Rosalez, Rose-Gonzales, Gibbons, Nix, Garcia

NAY: None

THE MOTION CARRIED

October 3, 2017

- Item 10 (Continued from 09/19/17) ZONING CASE # Z2017250 (Council District 2):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for two (2) Residential Single-Family Dwellings on North 65 feet of Lot 1 and Lot 2, Block 8, NCB 6206, located at 1002 Center Street. Staff recommends Approval.

Michele Deb, representative, requested a continuance.

No citizens appeared to speak.

COMMISSION ACTION

A motion was made by Commissioner Head and seconded by Commissioner Rosalez for a continuance to November 21, 2017.

AYES: Romero, Diaz-Sanchez, Head, Kamath, Rosalez, Rose-Gonzales, Gibbons, Nix, Garcia

NAY: None

THE MOTION CARRIED

- Item 12 (Continued from 09/19/17) ZONING CASE # Z2017252 (Council District 2):** A request for a change in zoning from "MF-33 H AHOD" Multi-Family Dignowity Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District for 15 residential units on South 104.22 feet of Lot 11, Lot 12, and 13, Block 8, NCB 562, located at 707 Dawson Street. Staff recommends Approval.

Michele Deb, representative, requested continuance.

The following citizens appeared to speak:

Cullen Jones, spoke in favor for a continuance.

COMMISSION ACTION

A motion was made by Commissioner Head and seconded by Commissioner Rosalez for a continuance to November 21, 2017.

AYES: Romero, Diaz-Sanchez, Head, Kamath, Rosalez, Rose-Gonzales, Gibbons, Nix, Garcia

NAY: None

THE MOTION CARRIED

October 3, 2017

- Item 18 ZONING CASE # Z2017261 (Council District 2):** A request for a change in zoning from "C-2 H AHOD" Commercial Dignowity Hill Historic Airport Hazard Overlay District and "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 with uses permitted for up to 15 Single-Family Units on 0.632 acres out of NCB 1372, located at 430 North Monumental Street, 1910 Houston Street, and 129 Florence Alley. Staff recommends Approval.

Jose Villagomez, representative, requested a continuance.

The following citizens appeared to speak:

Cullen Jones, spoke in favor for the continuance.

COMMISSION ACTION

A motion was made by Commissioner Head and seconded by Commissioner Diaz-Sanchez for a continuance to November 7, 2017.

AYES: Romero, Diaz-Sanchez, Head, Kamath, Rosalez, Rose-Gonzales, Gibbons, Nix, Garcia
NAY: None

THE MOTION CARRIED

Commissioner McGhee entered the Zoning Commission meeting at 1: 25 pm.

- Item 27 ZONING CASE # Z2017270 S (Council District 6):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with Specific Use Authorization for Metal Recycling with Outdoor Storage on Lot P-200 and Lot P-201, NCB 18049, located at 7510 Grissom Road. Staff recommends Approval with Conditions, pending Plan Amendment. (Associated Plan Amendment 17080)

Jerry Arredondo, representative, requested a continuance.

No citizens appeared to speak.

COMMISSION ACTION

A motion was made by Commissioner Rosalez and seconded by Commissioner Rose-Gonzales for a continuance to November 7, 2017.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Rosalez, Rose-Gonzales, Gibbons, Nix, Garcia
NAY: None

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION

- Item 4** (Continued from 09/05/17) **ZONING CASE # Z2017180 CD S ERZD (Council District 8):** A request for a change in zoning from "C-2 S CC ERZD MLOD-1" Commercial Military Lighting Overlay Edwards Recharge Zone District with a Specific Use Permit and Special City Council Approval for a Small Animal Clinic with Overnight Boarding to "C-2 CD MLOD-1" Commercial Military Lighting Overlay District with Conditional Use for a Veterinary Hospital to include Outdoor runs, Paddocks, and Pens, and "C-2 CD S MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with Conditional Use and Specific Use Authorization for a Veterinary Hospital to include Outdoor Runs, Paddocks, and Pens on Lot 9, Block 22, NCB 14732, located at 12058 Vance Jackson Road. Staff recommends Approval.

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

Mike Escalante, SAWS representative, stated SAWS recommends Approval, and the impervious cover is not to exceed 91%.

Ken Brown, representative, stated the new property owner would like to operate as a veterinary hospital without outside boarding for the animals.

The following citizens appeared to speak:

Michele Hausman, spoke in opposition regarding the potential environmental disturbance, she also stated she submitted an appeal the Board of Adjustment, and suggested conditions for outside restrictions.

Kris Bentkowski, yielded minutes to Michele Hausman.

Jason Linahan, spoke in opposition and stated the use is not compatible with the surrounding offices.

Carolyn Monroe, spoke in opposition regarding property devaluation.

Dr. Vikki Vaiani, spoke in opposition regarding the noise disturbance for her patients.

David Darr, spoke in opposition regarding the noise.

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.

October 3, 2017

COMMISSION ACTION

A motion was made by Chairwoman Romero and seconded by Commissioner Diaz-Sanchez to recommend Approval with the following conditions:

- No more than eight (8) animals at a time can be outside.
- Animals that are outside shall be under supervision of the employees of the veterinary hospital (employee physically outside, not on video monitor)
- A fence eight (8) feet in height shall be constructed along the west property line.
- No external speakers
- Thirty (30) foot type D landscape buffer

AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Rosalez, Rose-Gonzales, Gibbons, Nix
NAY: Garcia

THE MOTION CARRIED

Item 5 (Continued from 09/05/17) **ZONING CASE # Z2017066 CD (Council District 2):** A request for a change in zoning from "R-4" Residential Single-Family District to "C-2 CD" Commercial District with a Conditional Use for Motor Vehicle Sales on the South 112.5 feet of Lots 14 and 15, Block 15, NCB 10333, located at 3302 Martin Luther King Drive. Staff recommends Denial.

Staff mailed 42 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and the Wheatley Heights Action Group is in favor.

Juan Carlos Barrios, applicant, stated the request is for a small sales office, and a few cars to show to the clients.

The following citizens appeared to speak:

Bishop Rosa Wilson, President of the Wheatley Heights Action Group, 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.

The Zoning Commissioners discussed and commented on the presented case.

COMMISSION ACTION

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

AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Rosalez, Rose-Gonzales, Nix, Garcia
NAY: Gibbons

THE MOTION CARRIED

October 3, 2017

- Item 9 (Continued from 09/19/17) ZONING CASE # Z2017239 (Council District 2):** A request for a change in zoning from "C-3 H AHOD" Commercial Dignowity Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District not to exceed 36 units per acre on 0.1846 acres out of NCB 590, located at 120 North Cherry Street and 122 North Cherry Street. Staff recommends Approval.

Staff mailed 15 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and the Dignowity Hill Neighborhood Association is not in favor.

Charles Turner, representative, requested the zoning change to unify the property to continue with the proposed project. He stated he would answer any commissioner questions.

The following citizens appeared to speak:

Cullen Jones, 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.

Commissioner Head stated he would like for the representative to meet with the Neighborhood Association.

COMMISSION ACTION

A motion was made by Commissioner Head and seconded by Commissioner Rosalez for a continuance to October 17, 2017.

AYES: Diaz-Sanchez, Head, McGhee, Rosalez, Rose-Gonzales, Nix
NAY: Romero, Kamath, Gibbons, Garcia

THE MOTION CARRIED

- Item 11 (Continued from 09/19/17) ZONING CASE # Z2017251 (Council District 2):** 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 two (2) Residential Single-Family Dwellings on North 105 feet of Lot 8, Block A, NCB 486, located at 302 East Carson Street. Staff recommends Approval.

Staff mailed 31 notices to the surrounding property owners, 0 returned in favor, 1 returned in opposition, and no response from the Government Hill Neighborhood Association.

Michele Debs, representative, stated the request is for two (2) single family homes 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.

October 3, 2017

The Zoning Commissioners discussed and commented on the presented case.

COMMISSION ACTION

A motion was made by Commissioner Head and seconded by Commissioner Rose-Gonzales to recommend Approval.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Rosalez, Rose-Gonzales, Gibbons, Nix, Garcia

NAY: None

THE MOTION CARRIED

Item 15 ZONING CASE # Z2017256 S (Council District 7): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Hotel on 2.168 acres out of NCB 11610, located at 7201 Wurzbach Road, 7203 Wurzbach Road, and 7215 Wurzbach Road. Staff recommends Approval.

Staff mailed 9 notices to the surrounding property owners, 0 returned in favor, 0 returned in opposition, and no response from the Dreamhill Estates Neighborhood Association.

Michele Debs, representative, stated the request is for an economical priced hotel to serve the Medical area for families of patients.

The following citizens appeared to speak:

Will McLeod, read a letter to the Zoning Commission 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 Rose-Gonzales and seconded by Commissioner Rosalez to recommend Approval.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Rosalez, Rose-Gonzales, Gibbons, Nix, Garcia

NAY: None

THE MOTION CARRIED

October 3, 2017

Commissioner Rose-Gonzales left the Zoning Commission meeting at 4:03 pm.

- Item 16 ZONING CASE # Z2017258 CD (Council District 5):** A request for a change in zoning from "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Tattoo Parlor on Lot 13 and Lot 14, Block 104, NCB 6668, located at 619 SW 24th Street. Staff recommends Approval.

Staff mailed 20 notices to the surrounding property owners, 0 returned in favor, 1 returned in opposition, and the Prospect Hill Neighborhood Association is in favor.

Stella Castillo, property owner, stated she would like to rent the property to a tattoo business owner.

The following citizens appeared to speak:

Sister Patricia Reagan, 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 Garcia and seconded by Commissioner Gibbons for a continuance to October 17, 2017.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Rosalez, Gibbons, Nix, Garcia

NAY: None

THE MOTION CARRIED

The Zoning Commission recessed into a break at 4:04 pm.

The Zoning Commission reconvened into session at 4:10 pm.

Roll call attendance was taken at 4:10pm.

Commissioners Rosalez and Gibbons left the Zoning Commission meeting at 4:05 pm.

- Item 19 ZONING CASE # Z2017262 (Council District 1):** A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for 14 Single-Family Units on 1.012 acres out of NCB 11882, located at 1511 and 1515 East Sandalwood Lane. Staff recommends Approval.

October 3, 2017

Staff mailed 27 notices to the surrounding property owners, 7 returned in favor, and 0 returned in opposition.

Taylor Allen, representative, Big Red Dog, requested a continuance to meet with the community.

The following citizens appeared to speak:

Chris McKellar, 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 Diaz-Sanchez and seconded by Commissioner Head for a continuance to October 17, 2017.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Nix, Garcia

NAY: None

THE MOTION CARRIED

Item 24 ZONING CASE # Z2017267 CD (Council District 4): 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 Auto Sales (Full Service) on Lot 9, Block 3, NCB 11257, located at 3830 SW Military Drive. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17079)

Staff mailed 18 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and no response from the Quintana Neighborhood Association.

Russell Felan, representative, requested a continuance to continue working with the council office 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.

October 3, 2017

COMMISSION ACTION

A motion was made by Commissioner Kamath and seconded by Commissioner Nix for a continuance to October 17, 2017.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Nix, Garcia

NAY: None

THE MOTION CARRIED

Item 29 Consideration to cancel the January 2, 2018 Zoning Meeting due to Holiday Winter Break.

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

Item 30 Consideration of the September 19, 2017 Zoning Commission Minutes

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

Director's Report:

There being no further business, the meeting was adjourned at 4:20 p.m.

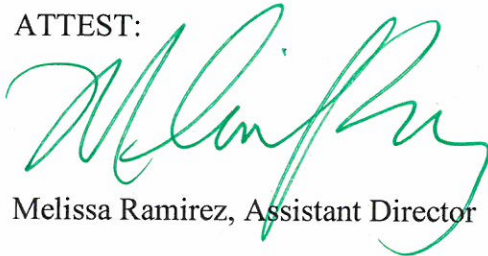
October 3, 2017

APPROVED:



Dr. Francine Romero, Chair

ATTEST:



Melissa Ramirez, Assistant Director