

**SAN ANTONIO ZONING COMMISSION  
OFFICIAL MINUTES  
July 17, 2018**

1. The Zoning Commission of the City of San Antonio met 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**

2. Roll Call.

**PRESENT: Romero, Head, Kamath, Bustamante, Rosalez, Sipes, Gibbons, McDaniel, McGhee, Nix**

**ABSENT: Lopez**

**German Perez, World Wide Languages Interpreter, was present.**

**COMBINED HEARING:**

7. ZONING CASE # Z2018257 (Council District 3): A request for a change in zoning from "RE" Residential Estate District to "C-2" Commercial District on 18.408 acres out of CB 4167, generally located at Loop 1604 and South Flores Road. Staff recommends Approval.

Staff mailed 8 notices to the surrounding property owners, 8 returned in opposition and 0 returned in favor no neighborhood association.

**COMMISSION ACTION**

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

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

**NAY: None**

**THE MOTION CARRIED**

8. ZONING CASE # Z2018218 CD (Council District 1): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for three (3) residential dwelling units on 0.23 acres out of NCB 3053, located at 703 East Ashby Place. Staff recommends Approval.

Staff mailed 34 notices to the surrounding property owners, 1 returned in opposition and 0 returned in favor and no response from the Tobin Hill Community Association.

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

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

**NAY: None**

#### **THE MOTION CARRIED**

9. ZONING CASE # Z2018225 (Council District 2): A request for a change in zoning from "D AHOD" Downtown Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "D" Downtown District and for a Mobile Food Base of Operation on Lot 13 and 14, Block 40, NCB 557, located at 503 Chestnut Street. Staff recommends Approval.

Staff mailed 19 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Dignowity Hill Neighborhood Association.

#### **COMMISSION ACTION**

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

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

**NAY: None**

#### **THE MOTION CARRIED**

10. ZONING CASE # Z2018238 (Council District 1): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District, "C-1 AHOD" Light Commercial Airport Hazard Overlay District and "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District on Lot 56, Block 2, NCB 8417, located at 168 Sherwood Drive. Staff recommends Approval.

Staff mailed 13 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from the Los Angeles Heights Neighborhood Association.

#### **COMMISSION ACTION**

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

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

**NAY: None**

#### **THE MOTION CARRIED**

11. ZONING CASE # Z2018239 (Council District 1): A request for a change in zoning from "C-3NA NCD-5 AHOD" General Commercial Nonalcoholic Sales Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District to "IDZ NCD-5 AHOD" Infill Development Zone Beacon Hill Area Conservation Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District on 0.206 acres out of NCB 1994, located at 823 Fredericksburg Road and 829 Fredericksburg Road. Staff recommends Approval.

Staff mailed 33 notices to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from The Uptown Neighborhood Association and Beacon Hill was not for or against.

#### **COMMISSION ACTION**

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

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

**NAY: None**

#### **THE MOTION CARRIED**

13. ZONING CASE # Z2018242 (Council District 5): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District" to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for two (2) Live/Work Units on Lot 1, Block 8, NCB 3903, located at 2609 South Flores Street. Staff recommends Approval.

Staff mailed 26 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Collins Gardens Neighborhood Association or the Lone Star Association.

#### **COMMISSION ACTION**

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



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

**NAY: None**

**THE MOTION CARRIED**

14. ZONING CASE # Z2018243 (Council District 1): 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 0.673 acres out of NCB 12489, located at 2896 Blanco Road and 2906 Blanco Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18083)

Staff mailed 19 notices to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from the Edison Neighborhood Association.

**COMMISSION ACTION**

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

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

**NAY: None**

**THE MOTION CARRIED**

15. ZONING CASE # Z2018244 (Council District 4): A request for a change in zoning from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 22, NCB 9503, located at 2510 SW Military Drive. Staff recommends Approval.

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

**COMMISSION ACTION**

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

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

**NAY: None**

**THE MOTION CARRIED**

18. ZONING CASE # Z2018248 S (Council District 3): A request for a change in zoning from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-3NA S AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with Specific Use Authorization for a Machine Shop on Lot 4, NCB 11151, located at 10110 Moursund Boulevard. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18076)

Staff mailed 11 notices to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no neighborhood association.

#### **COMMISSION ACTION**

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

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

**NAY: None**

#### **THE MOTION CARRIED**

21. ZONING CASE # Z2018251 (Council District 5): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District, "C-1 AHOD" Light Commercial Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 1.915 acres out of NCB 7921, located at 1422 Division Avenue and 1444 Division Avenue. Staff recommends Approval.

Staff mailed 38 notices to the surrounding property owners, 0 returned in opposition and 4 returned in favor and no neighborhood association.

#### **COMMISSION ACTION**

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

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

**NAY: None**

#### **THE MOTION CARRIED**

23. ZONING CASE # Z2018253 (Council District 6): A request for a change in zoning from "C-3NA GC-2 MAOZ-1 AHOD" General Commercial Nonalcoholic Sales Texas 151 Gateway Corridor Military Airport Overlay Zone Airport Hazard Overlay District and "I-1 GC-2 MAOZ AHOD" General Industrial Texas 151 Corridor Military Airport Overlay Zone Airport Hazard

Overlay District to "L GC-2 MAOZ-1 AHOD" Light Industrial Texas 151 Gateway Corridor Military Airport Overlay Zone Airport Hazard Overlay District on Lot 3, Lot 4 and Lot 5, Block 2, NCB 16323, located at 5127 Castroville Road. Staff recommends Approval.

Staff mailed 9 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no neighborhood association.

#### **COMMISSION ACTION**

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

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

**NAY: None**

#### **THE MOTION CARRIED**

25. ZONING CASE # Z2018255 (Council District 2): A request for a change in zoning from "RE S" Residential Estate District with Specific Use Authorization to "I-1" General Industrial District on 0.229 acres out of NCB 10579, located at 1027 Creekview. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18080)

Staff mailed 7 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from the United Home Owners Improvement Association.

#### **COMMISSION ACTION**

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

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

**NAY: None**

#### **THE MOTION CARRIED**

Cullen Jones, 1123 Nolan, spoke in favor of case #9-Z2018225

#### **INDIVIDUAL CONSIDERATION:**

4. 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 opposition and 5 returned in favor and the Westwood Square Neighborhood Association is opposed.

A motion was made by Commissioner Bustamante for a continuance to August 7, 2018 and seconded by Commissioner Rosalez for approval.

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

**NAY: None**

### **THE MOTION CARRIED**

5. 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, 1 returned in opposition and 4 returned in favor and no response from the Lone Star Neighborhood Association.

A motion was made by Commissioner Bustamante for a continuance to August 7, 2018 and seconded by Commissioner Rosalez for approval.

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

**NAY: None**

### **THE MOTION CARRIED**

1. ZONING CASE # Z2018147 S ERZD (Council District 9): A request for a change in zoning from "C-2 MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "C-2 S MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with Specific Use authorization for a Car Wash on Lot 1, Block 5, NCB 16329, located at 920 North Loop 1604 West. Staff recommends Approval.

Staff mailed 7 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no neighborhood association.

Mike Escalante, SAWS gave a brief presentation and answered all questions. SAWS recommended approval with conditions.

Kevin Love, 22610 US Highway 281, representative stated his applicant requested 65% impervious cover but accepted SAWS recommendation.

**No Citizens appeared to speak.**

Commissioner Gibbons made a motion to approve with SAWS conditions. Commissioner Kamath seconded the motion as recommended.

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

**NAY: McDaniel,**

### **THE MOTION CARRIED**

2. ZONING CASE # Z2018201 ERZD (Council District 8): A request for a change in zoning from "MF-33 ERZD" Multi-Family Edwards Recharge Zone District and "MF-33 S ERZD" Multi-Family Edwards Recharge Zone District with Specific Use Authorization for a Wireless Communication System to "PUD MF-18 ERZD" Planned Unit Development Limited Density Multi-Family Edwards Recharge Zone District on 25.87 acres out of NCB 14616, located at 8406 Flanagan. Staff recommends Approval.

Staff mailed 9 notices to the surrounding property owners, 0 returned in opposition and 1 returned in favor and there is no neighborhood association.

Mike Barr, SAWS gave a brief presentation and answered all questions. SAWS recommended approval with conditions.

James Griffin, Brown & Ortiz, 112 Pecan St. gave a brief overview on the project and answered all questions.

**No Citizens appeared to speak.**

A motion was made by Commissioner Romero with all Saws recommendations and seconded by Commissioner Head.

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

**NAY: None**

### **THE MOTION CARRIED**

3. ZONING CASE # Z2018234 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 a Specific Use Authorization for Motor Vehicle Sales on 0.093 acres out of NCB 14848, located at 14886 Tradesman Drive. Staff recommends Approval.



Staff mailed 7 notices to the surrounding property owners, 0 returned in opposition and 1 returned in favor and there is no neighborhood association.

Mike Barr, SAWS, gave a brief presentation, answered all questions. SAWS recommended approval with conditions.

Patrick Christensen, 310 S. St. Mary's Suite #2700, stated the applicant agreed to SAWS stipulations and requested Commission's support.

### **COMMISSION ACTION**

A motion was made by Commissioner Romero for approval with all Saws recommendations and seconded by Commissioner Head.

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

### **THE MOTION CARRIED**

6. ZONING CASE # Z2018233 CD (Council District 2): A request for a change in zoning from "C-2 EP-1" Commercial Facility Parking/Traffic Control District to "C-2 CD EP-1" Commercial Facility Parking/Traffic Control District with Conditional Use for Auto and Light Truck Repair on Lot 41, Block 14, NCB 10251, located at 302 Bellinger Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18070)

Staff mailed 28 notices to the surrounding property owners, 1 returned in opposition and 1 returned in favor and the Coliseum Willow Park Neighborhood Association is opposed.

Melissa Rodriguez, representative, stated they were not able to meet with neighborhood associations and asked for an extension from the Planning Commision.

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

James Dickerson, 467 Edna St, spoke in opposition.

Al Campbell, 470 Edna St, spoke in opposition.

Sarah McAfee, 471 Hub, spoke in opposition.

Luberda Scatterfield, 235 Bundy St, spoke in opposition.

Willie Mae Taylor, 250 Edna St, spoke in opposition.

## **COMMISSION ACTION**

A motion was made by Commissioner Head and seconded by Commissioner Rosalez for approval with conditions.

- 1) Property must have a 6 foot fence along the existing fence footprint.
- 2) Applicant must park all vehicles inside of building or behind privacy fence by 7 p.m. daily.
- 3) Operating hours will be from Monday thru Friday from 8 a.m. – 5 p.m.

**AYES: Head, Rosalez, Romero, Kamath, Bustamante, Sipes**

**NAY: Nix, Gibbons, McGhee, McDaniel**

## **THE MOTION CARRIED**

12. ZONING CASE # Z2018240 CD (Council District 1): A request for a change in zoning from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "C-2 CD AHOD" commercial Airport Hazard Overlay District with a Conditional Use for a Construction Contractor Facility with Outside Storage on Lot 7, Block 13, NCB 10060, located at 119 Jackson-Keller Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18074)

Staff mailed 18 notices to the surrounding property owners, 4 returned in opposition and 0 returned in favor and the Shearer Hill Ridgeview Neighborhood Association is opposed.

Jenniffer Blevins, 203 Recoleta Rd. requested a continuance to August 7, 2018.

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

Mary Miesel, 7201 Meadow Wood, spoke in opposition.

Luisa Rauda, 101 Uribe, spoke in opposition.

**Commissioner Head left the dais at 2:30 p.m.**

## **COMMISSION ACTION**

A motion was made by Commissioner McDaniel and seconded by Commissioner Bustamante to continue the Case to August 7, 2018.

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

**NAY: None**

## **THE MOTION CARRIED**

20. ZONING CASE # Z2018250 (Council District 1): A request for a change in zoning from "RM-4 UC-4 AHOD" Residential Mixed North Saint Mary's Street Urban Corridor Airport

Hazard Overlay District and "C-3R UC-4 AHOD" General Commercial Restrictive Alcoholic Sales North Saint Mary's Street Urban Corridor Airport Hazard Overlay District to "IDZ UC-4 AHOD" Infill Development Zone North Saint Mary's Street Urban Corridor Airport Hazard

Overlay District with uses permitted in "MF-65" Multi-Family District and "C-2" Commercial District on 0.588 acres out of NCB 829, located at 1817 North St. Mary's Street and 824 East Euclid. Staff recommends Denial, with an Alternate Recommendation, pending Plan Amendment. (Associated Plan Amendment 18078)

Staff mailed 23 notices to the surrounding property owners, 2 returned in opposition and 1 returned in favor and the Tobin Hill Community Association is opposed.

Patrick Christensen, 310 S. St. Mary's Suite #2700, requested a continuance to August 7, 2018.

**The following citizens appeared to speak:**

Ben Fairbanks, 208 East Magudra, chose not to speak.

Frederica Kushner, 405 E. Myrtle St, spoke in favor of a continuance.

**COMMISSION ACTION**

A motion was made by Commissioner McDaniel to continue the case to August 7, 2018, Commissioner Sipes seconded the motion.

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

**NAY: None**

**Absent: Head**

**THE MOTION CARRIED**

The Zoning Commission convened for a short break at 2:55 p.m. and reconvened at 3:10 p.m. Commissioner Head reentered the meeting at 3:10 p.m.

16. ZONING CASE # Z2018246 CD (Council District 3): A request for a change in zoning from "R-20" Residential Single-Family District to "C-2 CD" Commercial District with Conditional Use for a Construction Contractor Facility on 1.16 acres out of NCB 10849, located at 5006 Alma Drive. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18075)

Staff mailed 11 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from the Lower South Side Neighborhood Association.

Jim Ferrell, 717 N. Alamo, requested a continuance to August 7, 2018.

**COMMISSION ACTION**



A motion was made by Commissioner McGhee and seconded by Commissioner McDaniel to continue the case to August 7, 2018.

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

**NAY: None**

#### **THE MOTION CARRIED**

17. ZONING CASE # Z2018247 S (Council District 8): A request for a change in zoning from "C-2 GC-1 MSAO-1 MLOD-1" Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Camp Bullis Military Lighting Overlay District to "C-2 S GC-1 MSAO-1 MLOD-1" Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Camp Bullis Military Lighting Overlay District with Specific Use Authorization for Party House, Reception Hall, Meeting Facilities on 2.432 acres out of NCB 35733, located at 21650 Milsa Drive. Staff recommends Approval.

Staff mailed 7 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from the Friends of Friedrich Wilderness Park.

Karen Little, 21650 Milsa Dr, requested the Zoning change to match their current business model.

**No Citizens appeared to speak:**

#### **COMMISSION ACTION**

A motion was made by Commissioner Romero and seconded by Commissioner McGhee for approval.

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

**NAY: None**

#### **THE MOTION CARRIED**

19. ZONING CASE # Z2018249 CD (Council District 7): A request for a change in Zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on the East 60.12 feet of the North 200.42 feet of Lot 3A and the East 60.48 feet of Lot 3B, Block H, NCB 8358, located at 1278 Bandera Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA 18077)

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

Applicant was not present.

**No Citizens appeared to speak:**

### **COMMISSION ACTION**

A motion was made by Commissioner Sipes and seconded by Commissioner Bustamante to continue to August 7, 2018.

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

### **THE MOTION CARRIED**

22. ZONING CASE # Z2018252 (Council District 2): A request for a change in zoning from "C-2 RIO-1 DN UC-2 NCD-9 AHOD" Commercial River Improvement Overlay Development Node Broadway Urban Corridor Westfort Neighborhood Conservation Overlay Airport Hazard Overlay District and "IDZ RIO-1 DN UC-2 NCD-9 AHOD" Infill Development Zone River Improvement Overlay Development Node Broadway Urban Corridor Westfort Neighborhood Conservation Overlay Airport Hazard Overlay District to "IDZ RIO-2 DN UC-2 NCD-9 AHOD" Infill Development Zone River Improvement Overlay Development Node Broadway Urban Corridor Westfort Neighborhood Conservation Overlay Airport Hazard Overlay District with uses permitted in "O-2" High Rise Office District, "C-2" Commercial District and a Bar/Tavern with or without cover charge 3 or more days per week on Lots 1-4, 7-12, P-100, P-101, P-102, P-103, P-105, and P-106, Block 33, NCB 1763, generally located at 2100 Broadway Street. Staff recommends Denial, with an Alternate Recommendation.

Staff mailed 19 notices to the surrounding property owners, 0 returned in opposition and 4 returned in favor and no response from the Downtown Residents Association.

James Griffith, Brown and Ortiz, 112 E. Pecan requested a continuance to August 7, 2018.

**The following citizens appeared to speak:**

Gemma Kennedy, 309 River Road, spoke in opposition.

### **COMMISSION ACTION**

A motion was made by Commissioner Head and seconded by Commissioner Rosalez to continue to August 7, 2018.

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

**NAY: None**

**THE MOTION CARRIED**

24. ZONING CASE # Z2018254 (Council District 5): A request for a change in zoning from "I-1 AHOD " General Industrial Airport Hazard Overlay District and "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Auto and Light Truck Repair to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Meat and Poultry Processing and Live Animal Storage (Not Completely Enclosed) on 0.502 acres out of NCB 2533, located at 1818 South Zarzamora Street and 633 Ceralvo Street. Staff recommends Denial, with an Alternate Recommendation.

Staff mailed 19 notices to the surrounding property owners, 1 returned in opposition and 1 returned in favor and no response from the Collins Gardens Neighborhood Association.

James Griffith, Brown and Ortiz 112 E Pecan, gave a brief presentation and spoke of meeting with some neighborhood associations and gave an overview of the project. The applicant would be open to meeting with anyone who still has concerns about the project.

Commissioner McDaniel left the meeting at 3:55pm.

**The following citizens appeared to speak:**

Karen Spear, 453 Drake Ave, spoke in opposition.

Alan Thompson, 143 Walton Ave spoke in opposition.

Diane Lang, 1201 W. Malone, spoke in opposition.

Maria Velasquez, 659 Taft, spoke in opposition.

Consuela Pedroza, 1201 W. Malone , spoke in opposition.

Lika Torline, 2003 S. Zarzamora, spoke in opposition.

**COMMISSION ACTION**

A motion was made by Commissioner Bustamante and seconded by Commissioner Kamath to continue to August 7, 2018.

**AYES: Bustamante, Head, Rosalez, Sipes, McGhee, Gibbons, Nix**

**NAY: Kamath, Romero**

**THE MOTION CARRIED**



July 17, 2018

16

APPROVED:



Dr. Francine Romero, Chair

ATTEST:



Melissa Ramirez, Executive Secretary