

Z2014185 S

ZONING CASE NUMBER Z2014185 S (Council District 3) – July 15, 2014

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 Auto Paint And Body - Repair With Outside Storage Of Vehicles And Parts Permitted But Totally Screened From View Of Adjacent Property Owners And Public Roadways on 1.829 acres out of Lot 28, Block 1, NCB 10934 on a portion of the 7000 Block of South New Braunfels Avenue. Staff recommends approval, with conditions.

Staff mailed 7 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Hot Wells Neighborhood Association. Staff mailed 15 notices to the Planning Team.

Andrew C. Guerrero, representative, stated they are requesting this change in zoning to allow for an indoor auto paint and body shop on the subject property. He further stated they have designed their project to be an enclosed climate controlled facility to limit noise pollution and paint fumes. He stated they have met with the neighborhood association and Pre K representatives and have agreed on recommendations they have requested such as hours of operation and no vehicles be towed by wreckers on to the proposed facility and background check on all employees.

The following citizens appeared to speak:

Peter Zanoni, Deputy City Manager, spoke in opposition. He stated he would like to request this case be continued as they were still working on addressing the concerns since the property was adjacent to the City’s Pre-K South Facility. Additionally, Mr. Zanoni asked the case be continued to allow the Zoning District representative to be present and provide his recommendation on the rezoning.

Kathy Brooks, COSA Pre-K, spoke in opposition also requesting a continuance to address concerns.

Maria Luis Alvarado, Hot Wells Neighborhood Association, stated she has met with the applicant but would like to continue discussions in order to incorporate the conditions the city is proposing.

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.

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COMMISSION ACTION

A motion was made by Commissioner Heard and seconded by Commissioner McGee to recommend a continuance until August 5, 2014.

AYES: Salazar, Villarreal, Shaw, Briones, Martinez, Romero, McGee, McFarland, Heard

NAY: None

THE MOTION CARRIED

ZONING CASE NUMBER Z2014185 S (Council District 3) – August 5, 2014

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 Auto Paint And Body - Repair With Outside Storage Of Vehicles And Parts Permitted But Totally Screened From View Of Adjacent Property Owners And Public Roadways on 1.829 acres out of Lot 28, Block 1, NCB 10934 on a portion of the 7000 Block of South New Braunfels Avenue. Staff recommends approval, with conditions.

Catherine Hernandez, Planning Manager, stated City Manager's Office staff has met with the applicant and all issues have been addressed.

Andrew Guerrero, representative, stated they have been meeting with the neighborhood association and have signed deed restrictions that were prepared by Hot Well Neighborhood.

The following citizens appeared to speak:

Peter Zaroni, City Manager's Office, stated they have met with the applicant and all issues have been addressed.

Staff mailed 7 notices to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Hot Wells Neighborhood Association.

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 Villarreal and seconded by Commissioner Heard to recommend approval with the following conditions.

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1. All auto paint and repair work shall occur indoors.
2. A Type B landscape buffer shall be maintained along the entire west yard, and along the portion of the east yard that is shown as an outdoor storage area on the Specific Use Authorization site plan, subject to clear-vision regulations.
3. There shall be no making of noise which exceeds seventy (70) decibels when measured from the property line. The manner of measuring noise shall be in compliance with Section 21-56 of the City Code relating to method of noise measurement.

**AYES: Salazar, Villarreal, Ornelas, Shaw, Briones, Martinez, Romero, McGee,
McFarland, Heard**

NAY: None

THE MOTION CARRIED