

ZONING CASE # Z2017169 S (Council District 2) – July 18, 2017

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 an Auto Paint and Body Shop on 2.852 acres out of NCB 16567, located at 9800 Block of IH 10 East. Staff recommends Approval with Conditions.

Staff mailed 7 notices to the surrounding property owners, 0 returned in favor, and 1 returned in opposition. Staff stated petitions and notices in opposition have been received from the surrounding community.

Matt Moore, Claymoore Engineering, representative, stated the request is for a national commercial business chain for collision repair. He stated he has met with the neighbors for agreements.

Steve Gregory, Claymoore Engineering, met with the community, and stated the community is against development in the area. He stated the development will hold a high standard that will meet all requirements.

The following citizens appeared to speak:

Erica Sullivan, not present.

Lisa Forsyth, spoke in opposition and collected a petition with 43 signatures in opposition. She stated the neighbors are concerned about hazardous materials, property devaluation and imbalanced development. Ms. Forsyth stated there was a community meeting with the developer, and her questions and concerns were not addressed.

Eduardo Stanosh, yielded minutes to Lisa Forsyth.

Joe Stanosh, passed.

Jason Newby, explained the procedures for hazardous materials, and offered to answer any questions.

The Zoning Commissioners discussed and commented on the presented case.

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.

Z2017169 S

COMMISSION ACTION

A motion was made by Commissioner Head and seconded by Commissioner McGhee to recommend Approval with the following conditions:

- Type “B”, 15’ landscape buffer along frontage
- Property shall be fenced
- Any outdoor storage of vehicles shall be screened from view of the public
-

AYES: Romero, Head, McGhee, Kamath, Rosalez, Greer, Nix, Garcia

NAY: Diaz-Sanchez, Rose-Gonzales

THE MOTION CARRIED

ZONING CASE # Z2017169 S (Council District 2) – June 20, 2017

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 an Auto Paint and Body Shop on 2.852 acres out of NCB 16567, located at 9800 Block of IH 10 East. Staff recommends Approval with Conditions.

Staff mailed 7 notices to the surrounding property owners, 0 returned in favor, and 1 returned in opposition. Staff stated a petition was submitted in opposition.

Matt Moore, Claymoore Engineering representative, stated the planned project is for an auto and body paint chain shop on the property. He stated the applicant agrees with all the conditions, and all work would be done inside a building and the outside cars would be screened from the public.

The following citizens appeared to speak:

Lisa Forsyth, spoke in opposition, and stated she collected a petition with signatures in opposition from the surrounding area. She stated the concerns of the community; air quality, waste contamination, market devaluation of homes, and a start for collective businesses in the area.

Steve Gregory, Malouf Interest, buyer and developer, spoke in favor and addressed the community’s concerns. He stated this is a chain business only specializing in body shop work, and the company aspires to have high standards to follow the correct processes for permits.

Mark Galvan, spoke in opposition.

The Zoning Commissioners discussed and commented on the presented case.

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 Head and seconded by Commissioner Rosalez for a continuance to July 18, 2017.

**AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Rosalez, Rose-Gonzales,
Greer, Garcia**

NAY: None

THE MOTION CARRIED