

ZONING CASE # Z2017002 CD (Council District 1) – November 15, 2016

A request for a change in zoning from "C-2 NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with Conditional Use for a Tattoo Parlor on Lot 26, Block 50, NCB 2744, located at 1620 Fredericksburg Road. Staff recommends Approval with Conditions.

Staff mailed 32 notices to the surrounding property owners, 2 returned in favor, 0 returned in opposition. Keystone Neighborhood Association is in favor, Montecello Park and Woodlawn Lake Neighborhood Associations are in opposition, and no response from Jefferson Heights.

Benjamin Upton, applicant, stated the business is a high-end tattoo boutique that has requested the rezoning to move the current business into another location. The applicant presented a presentation to the Zoning Commission explaining the business and all their achievements.

The following citizens appeared to speak:

Miro Hernandez, operations manager, spoke in favor.

Aaron Pollack, employee, spoke in favor.

Jacob Valenzuela, owner of Deco Pizzeria, 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 Garcia to recommend Approval with the following conditions:

- All on-site lighting shall be directed onto the site and point away from any residential zoning or uses using 90-degree or less cut-off fixtures.
- Hours of Operation shall be from 9 am to 9 pm.

Ayes: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Rosalez, Greer, King, Garcia
NAY: Rose-Gonzales

THE MOTION CARRIED