

Z2015027 CD

ZONING CASE NUMBER Z2015027 CD (Council District 2) – November 18, 2014

A request for a change in zoning from “R-4 NCD-6” Residential Single-Family Mahncke Park Neighborhood Conservation District to “R-4 CD NCD-6” Residential Single-Family Mahncke Park Neighborhood Conservation District with a Conditional Use for a Food Service Establishment without cover charge 3 or more days per week on Lot 21, Block 1, NCB 6227; 118 Davis Court. Staff recommends approval with conditions.

Staff mailed 23 notices to the surrounding property owners, 3 returned in opposition and 13 returned in favor and Mahncke Park Neighborhood Association does not oppose the rezoning.

COMMISSION ACTION

A motion was made by Commissioner McFarland and seconded by Commissioner Shaw to recommend approval with staff conditions.

- A. There shall be no exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure.
- B. No construction features shall be permitted which would place the structure out of character with the surrounding residential neighborhood.
- C. Business or office hours of operations shall not be permitted before 7:00 a.m. or after 6:00 p.m., Monday through Friday and shall not be permitted before 8:00 a.m. or after 4:00 p.m. on Saturday.

Additionally, staff recommends the following conditions:

1. Outside speakers shall be prohibited and
2. There shall be strict enforcement of light pollution from signage and landscaping lights.

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

NAY: None

THE MOTION CARRIED