

Z2014210 CD

ZONING CASE NUMBER Z2014210 CD (Council District 2) – August 19, 2014

A request for a change in zoning from “RM-4 AHOD” Residential Mixed Airport Hazard Overlay District to “R-6 CD AHOD” Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Caterers and Catering Shop (No On-Premises Food Services) on Lot 15, Block A, NCB 632 and “R-6 CD AHOD” Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Parking Lot - Noncommercial on Lot 16, Block A, NCB 632 on Lots 15 and 16, Block A, NCB 632; 217 and 223 Cactus Street. Staff recommends approval with conditions.

Staff mailed 42 notices to the surrounding property owners, 0 returned in opposition and 3 returned in favor and no response from neither Denver Heights nor Alamodome Gardens Neighborhood Associations.

COMMISSION ACTION

A motion was made by Commissioner Romero and seconded by Commissioner McFarland to recommend approval with the following conditions and the amended site plan.

- 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.

In addition to the conditions listed above, staff recommends the follow conditions:

1. All on-site lighting shall be directed onto the site and point away from any residential zoning or uses.
2. The noncommercial parking lot shall be provided with a gate or other sufficient barrier against vehicle entry during the hours the facility served is closed;
3. No advertising signs shall be permitted on the parking lot other than signs indicating the owner or lessee of the lot and to provide parking instructions.

Z2014210 CD

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

NAY: None

THE MOTION CARRIED