

ZONING CASE # Z2015191 CD (Council District 2) – December 1, 2015

A request for a change in zoning from "C-3NA AHOD" General Commercial Non-Alcoholic Sales Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial Non-Alcoholic Sales Airport Hazard Overlay District with Conditional Use for a Construction Contractor Facility on Lots 1, 2, & 3, Block 5, NCB 12875, located at 9310 Northeast Loop 410. Staff recommends Approval.

Staff mailed 15 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition, and no response from the Eastgate Neighborhood Association.

James Griffin, representative, explained the area of the property to the Commissioners, and stated the applicant is in agreement with all conditions:

1. The property shall not be used for parking/storage or maintenance of tractor-trailers (18 wheelers).
2. The property shall not be used for the storage of toxic materials, garbage, or fuel/oil as a primary use.
3. A minimum 10 ft landscape buffer shall be installed on the northern and eastern property lines as shown on the zoning site plan
4. Vehicles shall be prohibited from turning right (east) onto Eastgate Road from the subject property.
5. Outdoor light fixtures installed after the effective date of this zoning ordinance on the subject property shall direct light downward and away from single-family residential areas.
6. Vehicle back-up alarms shall be prohibited between the hours of 10:00p.m. and 6:00 a.m..
7. The property owner shall repair and maintain the existing 6ft wood fence along the southern property line.
8. A Type B buffer yard along the east property line is required Per Section 35-510
9. A Type A buffer yard along the north property line
10. No outdoor speakers
11. Exterior lighting should be downward facing and directed away from adjacent residential properties.

The following citizens appeared to speak:

Matthew Timberlauri, in agreement with the conditions set on the property.

Earl Cook, concerned with future uses of the property.

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 Chairman Shaw and seconded by Commissioner Garcia to recommend Approval with the following conditions:

1. The property shall not be used for parking/storage or maintenance of tractor-trailers (18 wheelers).
2. The property shall not be used for the storage of toxic materials, garbage, or fuel/oil as a primary use.
3. A minimum 10 ft landscape buffer shall be installed on the northern and eastern property lines as shown on the zoning site plan
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7. The property owner shall repair and maintain the existing 6ft wood fence along the southern property line.
8. A Type B buffer yard along the east property line is required Per Section 35-510
9. A Type A buffer yard along the north property line
10. No outdoor speakers
11. Exterior lighting should be downward facing and directed away from adjacent residential properties.

AYES: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Martinez, Romero, P. McGee, King, Garcia

NAY: None

ZONING CASE # Z2015191 CD (Council District 2) – November 17, 2015

A request for a change in zoning from "C-3NA AHOD" General Commercial Non-Alcoholic Sales Airport Hazard Overlay District to "C-2NA CD AHOD" Commercial Non-Alcoholic Sales Airport Hazard Overlay District with Conditional Use for a Construction Contractor Facility on Lots 1, 2, & 3, Block 5, NCB 12875, located at 9310 Northeast Loop 410. Staff recommends Approval.

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 Chairman Shaw and seconded by Commissioner Romero for a continuance to December 1, 2015.

AYES: Shaw, Diaz-Sanchez, J. McGhee, Salazar, Briones, Martinez, Romero, P. McGee, King, Garcia

NAY: None

THE MOTION CARRIED

POSTPONEMENT FROM 06/16/15