**Z2015141 CD**

**ZONING CASE # Z2015141 CD (Council District 7)** – May 19, 2015

A request for a change in zoning from "C-1 NCD-3 AHOD" Light Commercial Ingram Hills Neighborhood Conservation Airport Hazard Overlay District to "C-2 CD NCD-3 AHOD" Commercial Ingram Hills Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use Authorization for Motor Vehicle Sales (Full Service) on Lot 304 Save and Except the NW IRR 35.32 Feet of 304 and Lot 305, Block E, NCB 11553. Located at 4704 Callaghan Road and 100 West Horseshoe Bend. Staff recommends Denial.

Staff mailed 40 notices to the surrounding property owners, 6 returned in opposition from property owners outside of 200 feet, and 0 returned in favor. The Ingram Hills Neighborhood Association is in opposition, and no response from the Thunderbird Hills Neighborhood Association. A petition with ten (10) signatures in opposition was also received.

Baltazar R. Serna Jr, representative, addressed the Commission with hours of operations of Monday through Friday 10 am to 6 pm. Representative explained and showed pictures of the planned project of the auto sales unit. Representative is willing to work with the community and the neighborhood associations.  It was noted the applicant is amending the application to omit Lot 305, and maintain the request for Lot 304 with the Conditional Use Authorization for Motor Vehicle Sales without full service repair.

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 Heard and seconded by Commissioner McGee to recommend approval.

**AYES:  Shaw, Alvarado, Briones, Heard**
**NAY:  Romero, McGee, McFarland**

**THE MOTION FAILED**

**Commissioner Martinez entered the Zoning Commission session at 1:35pm**

A motion to reconsider was made by Commissioner Romero and seconded by Commissioner McFarland. Motion was approved by voice vote with all Commissioners voting in the affirmative.

A motion was made by Commissioner Romero and seconded by Commissioner McFarland for a continuance on June 2, 2015.

**Z2015141 CD**

**AYES:** Shaw, Alvarado, Briones, Martinez, Romero, McGee, McFarland, Heard
**NAY:**

**THE MOTION CARRIED**

**ZONING CASE # Z2015141 CD (Council District 7)** – June 2, 2015

A request for a change in zoning from "C-1 NCD-3 AHOD" Light Commercial Ingram Hills Neighborhood Conservation Airport Hazard Overlay District to "C-2 CD NCD-3 AHOD" Commercial Ingram Hills Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use Authorization for Motor Vehicle Sales on Lot 304 Save and Except the NW IRR 35.32 Feet of 304, Block E, NCB 11553 located at 4704 Callaghan Road and 100 West Horseshoe Bend. Staff recommends Approval with conditions.

Staff mailed 40 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition, and the Ingram Hills/Thunderbird Hills Neighborhood Association is in opposition.

Baltazar R. Serna Jr, representative, explained the planned project. Representative noted the zoning request has been amended, and the list of conditions is in agreement.

**The following citizens appeared to speak:**

Mike Phillips, Ingram Hills Association Representative, spoke in opposition.

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 Heard and seconded by Commissioner Salazar to recommend approval with the following conditions:

1. No access to the property off of West Horseshoe Bend
2. Landscape and fencing buffer along West Horseshoe Bend
3. Hours of operation, Monday-Sunday 10-6
4. Lighting away from residential areas
5. No outdoor speakers
6. Compliance with the Ingram Hills Neighborhood Conservation District

**AYES:** Shaw, Alvarado, Salazar, Briones, Martinez, McGee, McFarland, Heard
**NAY:** Harris, Romero

**THE MOTION CARRIED**