

Z2015107 CD

ZONING CASE NUMBER Z2015107 CD (Council District 8) – March 03, 2015

A request for a change in zoning from “C-2” Commercial District to “C-2 CD” Commercial District with a Conditional Use for an Auto and Light Truck Repair Facility on Lot 82, Block 28, NCB 16840. 6563 Babcock Road. Staff recommends Approval.

Staff mailed 23 notices to the surrounding property owners, 11 returned in opposition and 3 returned in favor and no response from Tanglewood Ridge Neighborhood Plan Association.

James Griffin, representative, requested continuance to work with the surrounding community.

The following citizens appeared to speak:

Diane Capadona, 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 Romero and seconded by Commissioner Shaw to recommend a continuance until March 17, 2015.

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

NAY: None

THE MOTION CARRIED

ZONING CASE # Z2015107 CD (Council District 8) – March 17, 2015

A request for a change in zoning from "C-2" Commercial District to "C-2 CD" Commercial District with a Conditional Use for an Auto and Light Truck Repair Facility on Lot 82, Block 28, NCB 16840. 6563 Babcock Road. Staff recommends Approval.

Staff mailed 23 notices to the surrounding property owners, 1 returned in opposition and 0 returned in favor.

James Griffin, representative, stated has been working with the neighbors and Tangle Wood Residence Neighborhood Plan to set conditions to come to agreements.

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Diane Capadona, citizen stated she still has concerns, but stated the neighborhood is working with the representative to come to terms.

Gayle McDaniel, Board member of the Tanglewood Residence Association, has been working with the representative to come to agreement.

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 Romero and seconded by Commissioner McFarland to recommend Approval with listed conditions;

1. A 20 feet buffer to include 15-feet of Type B landscaping, and an additional 5 feet area free of buildings. Consultation with the City Arborist to select appropriate landscaping.
2. An 8 feet solid masonry fence as illustrated in the site plan.
3. Collection of any on-site dumpsters shall be limited to the hours of 7am to 9pm. Dumpsters must be screen on at least 3 sides.
4. All onsite lighting shall be directed onto the site and point away from any residential zoning.
5. No Outdoor speaker or amplification systems shall be permitted.
6. Hours of Operation for the Auto and Light Truck Repair use (the Conditional Use) shall be limited to the hours of 7am to 6pm Monday through Friday and 8am to 4pm on Saturday (closed Sunday). Garage doors will close when the repair shop closes.
7. Auto and Light Truck Repair use will only occur within the footprint shown on the Conditional Use site plan.

AYES: Salazar, Alvarado, Martinez, Romero, McGee, McFarland, Heard

NAY: None

ABSTAINED: Shaw

THE MOTION CARRIED