

Z2015113 CD

ZONING CASE # Z2015113 CD (Council District 8) – April 07, 2015

A request for a change in zoning from "C-2 GC-1 MLOD MSAO-1" Commercial Hill Country Gateway Corridor Military Lighting Overlay Military Sound Attenuation Overlay District to "C-2 CD GC-1 MLOD MSAO-1" Commercial Hill Country Gateway Corridor Military Lighting Overlay Military Sound Attenuation Overlay District with Conditional Use for Vehicle Sales (Full Service) on 16.61 acres out of NCB 18336 and NCB 35733. 20985 and 21105 West Interstate Highway 10. Staff recommends approval.

Staff mailed 9 notices to the surrounding property owners, 0 returned in opposition, 0 returned in favor, and no written response from the Friends of Friedrich Wilderness Park.

James Griffin, representative, stated has been working with the surrounding neighborhood and neighborhood association and have agreed upon a list of seven (7) conditions.

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 Heard to recommend approval with the following conditions:

1. The front façade and other exterior walls that are visible from IH-10 shall be a minimum of thirty percent (30%) of masonry materials and shall not conflict with the Hill Country Gateway Corridor Overlay Standards.
2. Plant Materials shall be a minimum of five (5) gallons in size at the time of planting for the parking lot screening on the IH-10 frontage shall.
3. All on-site pole signage shall not exceed twenty-five feet (25ft) in height and shall be internally illuminated.
4. Final tree canopy coverage for the property, as defined by Section 35-523 of the Unified Development Code, shall be a minimum of twenty-five percent (25%).
5. No outdoor speakers shall be permitted on the property except those required by law or necessary for emergency and/or safety purposes.
6. No light pole shall exceed twenty-five feet (25ft) in height.
7. The Property owner agrees to use only Texas native plant species, as designated in Appendix E of the Unified Development Code.

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

NAY: None

THE MOTION CARRIED