

ZONING CASE # Z2017180 CD S ERZD (Council District 8) – October 3, 2017

A request for a change in zoning from “C-2 S CC ERZD MLOD-1” Commercial Military Lighting Overlay Edwards Recharge Zone District with a Specific Use Permit and Special City Council Approval for a Small Animal Clinic with Overnight Boarding to “C-2 CD MLOD-1” Commercial Military Lighting Overlay District with Conditional Use for a Veterinary Hospital to include Outdoor runs, Paddocks, and Pens, and "C-2 CD S MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with Conditional Use and Specific Use Authorization for a Veterinary Hospital to include Outdoor Runs, Paddocks, and Pens on Lot 9, Block 22, NCB 14732, located at 12058 Vance Jackson Road. Staff recommends Approval.

Staff mailed 10 notices to the surrounding property owners, 1 returned in favor, and 1 returned in opposition.

Mike Escalante, SAWS representative, stated SAWS recommends Approval, and the impervious cover is not to exceed 91%.

Ken Brown, representative, stated the new property owner would like to operate as a veterinary hospital without outside boarding for the animals.

The following citizens appeared to speak:

Michele Hausman, spoke in opposition regarding the potential environmental disturbance, she also stated she submitted an appeal the Board of Adjustment, and suggested conditions for outside restrictions.

Kris Bentkowski, yielded minutes to Michele Hausman.

Jason Linahan, spoke in opposition and stated the use is not compatible with the surrounding offices.

Carolyn Monroe, spoke in opposition regarding property devaluation.

Dr. Vikki Vaiani, spoke in opposition regarding the noise disturbance for her patients.

David Darr, spoke in opposition regarding the noise.

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.

The Zoning Commissioners discussed and commented on the presented case.

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COMMISSION ACTION

A motion was made by Chairwoman Romero and seconded by Commissioner Diaz-Sanchez to recommend Approval with the following conditions:

- No more than eight (8) animals at a time can be outside.
- Animals that are outside shall be under supervision of the employees of the veterinary hospital (employee physically outside, not on video monitor)
- A fence eight (8) feet in height shall be constructed along the west property line.
- No external speakers
- Thirty (30) foot type D landscape buffer

AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Rosalez, Rose-Gonzales, Gibbons, Nix

NAY: Garcia

THE MOTION CARRIED

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Caroline Brown, representative, requested a continuance to work with the community.

No citizens appeared to speak.

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COMMISSION ACTION

A motion was made by Chairwoman Romero and seconded by Commissioner Diaz-Sanchez for a continuance to September 19, 2017.

AYES: Romero, Diaz-Sanchez, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Gibbons, Nix, Garcia

NAY: None

THE MOTION CARRIED

ZONING CASE # Z2017180 CD S ERZD (Council District 8) – August 15, 2017

A request for a change in zoning from “C-2 S CC ERZD MLOD-1” Commercial Military Lighting Overlay Edwards Recharge Zone District with a Specific Use Permit and Special City Council Approval for a Small Animal Clinic with Overnight Boarding to “C-2 CD MLOD-1” Commercial Military Lighting Overlay District with Conditional Use for a Veterinary Hospital to include Outdoor runs, Paddocks, and Pens, and "C-2 CD S MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with Conditional Use and Specific Use Authorization for a Veterinary Hospital to include Outdoor Runs, Paddocks, and Pens on Lot 9, Block 22, NCB 14732, located at 12058 Vance Jackson Road. Staff recommends Approval.

Caroline Brown, representative, requested a continuance to work with the community.

The following citizens appeared to speak:

Michele Haussmann, stated she is in agreement with a continuance.

David Darr, concerned about the noise and would like to meet with the applicant.

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COMMISSION ACTION

A motion was made by Chairwoman Romero and seconded by Commissioner Garcia for a continuance to September 5, 2017.

AYES: Romero, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Nix, Garcia

NAY: None

THE MOTION CARRIED

ZONING CASE # Z2017180 CD S ERZD (Council District 8) – August 1, 2017

A request for a change in zoning from “C-2 S CC ERZD MLOD-1” Commercial with a Specific Use Permit and Special City Council Approval for a Small Animal Clinic with Overnight Boarding Military Lighting Overlay Edwards Recharge Zone District to “C-2 CD MLOD-1” Commercial Military Lighting Overlay District with Conditional Use for a Veterinary Hospital to include Outdoor runs, Paddocks, and Pens, and "C-2 CD S MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with Conditional Use and Specific Use Authorization for a Veterinary Hospital to include Outdoor Runs, Paddocks, and Pens on Lot 9, Block 22, NCB 14732; located at 12058 Vance Jackson Road. Staff recommends Approval.

Staff mailed 10 notices to the surrounding property owners, 1 returned in favor, and 1 returned in opposition.

Mike Escalante, SAWS representative, stated SAWS recommends Approval, and the impervious cover is not to exceed 91%.

Ken Brown, representative, stated an amended request has been submitted and requested a continuance to meet with the surrounding community.

The following citizens appeared to speak:

Michele Haussmann, stated she has 4 letters of opposition from the community and requested a continuance.

COMMISSION ACTION

A motion was made by Chairwoman Romero and seconded by Commissioner McGhee for a continuance to August 15, 2017.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Briones, Rosalez, Rose-Gonzales, Greer, Nix, Garcia

NAY: None

THE MOTION CARRIED