

Started: 6:07 p.m.

Ended: 6:08 p.m.

Item #1.8

Conditional Use Permit:

Manufacture of Sheet Metal in a C-3 Zone

2500 W. Expressway 83

Lots 5, 6, & 7, Ala Blanca Norte Unit 1

C-3

Ines Lopez

Ms. Irasema Dimas went over the write-up stating the subject site is located 100' west of Dolores Del Rio Avenue along the north side of W. Expressway 83. The applicant is proposing to manufacture sheet metal (decoiling and cutting) within his 5,192' existing building and wishes to add an additional 3,250 sq.ft for phase 1 to the west of the property. His future plans will be to have a display show room within the building for a total of 18,244 sq.ft.

Zoning Code, Article VIII, Section 1.43.3.i states: Any of those permitted uses under the light industrial zoning district would be consider subject to applying for a conditional use permit.

The applicant utilizes only 1 machine to cut and decoil the sheet metal. The customer would be able to decide the shape and size of the sheet metal that they need. The applicant stated that the roll forming line machine does not exceed 40-50 decibel, thus complying with the noise ordinance.

- **Hours of Operation:** Monday through Friday from 9:00 a.m. to 5:00 p.m. and Saturday from 9:00 a.m. to 1:00 p.m.
- **Staff:** 3 employees operating the business.
- **Parking & Landscape:** In reviewing the floor plan, the 5,192 sq. ft. building will require 16 parking spaces and he is proposing 19. Once phase 1 is complete he will need to add an additional 5 parking spaces to comply with the minimum requirement. The applicant is also proposing to have 23,691 sq.ft. of landscaping thus meeting code.

REVIEW COMMENTS: P&Z has reviewed and approved other similar requests for manufacturing and processing products, Staff feels that this new business will be beneficial to the current business area. Staff mailed out 21 notices to property owners within 200' radius and staff has not received any comments in favor or against this request.

RECOMMENDATION: Staff recommends approval subject to:

- 1.) 1 year re-evaluation to assess this new operation,
- 2.) Must comply with all City Codes (Building, Fire, Parking, etc.),
- 3.) Installation of a solid buffer fence along the north side of the property, and
- 4.) Must acquire a business license.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

There was none.

Chairwoman Izaguirre asked if the applicant was present.

Chairwoman Izaguirre asked the board if they had questions.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mrs. Austin moved to approve the conditional use permit. Mr. Hardison seconded the motion. Upon a vote, the motion passed unanimously.