



# CASE NO: Z2002187

**Zoning Commission Meeting Date:** October 15, 2002

**Council District:** 4

**Ferguson Map:** 649 F6

**Appeal:** No

**Applicant:**

Manuel R. Negrete

**Owner**

Manuel R. Negrete

**Zoning Request:** From "R-6" Residential Single-Family District to "C-2 NA C" Commercial Non-alcoholic Sales with Conditions for an auto body shop.

The south 129 feet of the east 61.03 feet of Lot 320 in Block 4 out of NCB 8607

**Property Location:** 618 West Mayfield

**Applicants Proposal:** To permit an auto body shop.

**Staff Recommendation:**

Approval with the following conditions:

- Business or office hours of operation shall not be permitted before 7:00 a.m. or after 6:00 p.m.
- Lighting shall be erected and pointed downward away from any residential zoning or uses.
- Vehicles shall be completely screened with a six foot privacy fence.

The subject property includes an industrial and residential uses. There are three individual residences located to the north and an auto body shop located to the south of the subject property. The auto body shop is completely screened-in with a privacy fence and a metal gate. There is a paved private drive beginning at West Mayfield Street and extending south on the subject property ending at the gated entry to the auto body shop. "C-2", "C-3" commercial uses are located to the west of the subject property. An "I-1" General Industrial Use District directly abuts the property to the south and is vacant. An "O-2" Office District is directly adjacent and abuts the subject property to the east. This "O-1" Office District is vacant and is completely impervious cover.

**Zoning Commission Recommendation**

Approval on the south 129 feet of the east 61.03 feet of Lot 320 with conditions.

**VOTE**

<b>FOR</b>	11
<b>AGAINST</b>	0
<b>ABSTAIN</b>	0
<b>RECUSAL</b>	0

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**ZONING CASE NO. Z2002187** October 15, 2002

Applicant: Manuel R. Negrete

Zoning Request: "R-6" Residential Single Family District to "C-2" NA C Commercial Non-Alcoholic Sales with Conditions for an auto body shop.

Patty McGuire, representing the applicant, stated this property was once commercial before it was converted to residential without the owner's knowledge. She stated their intent is to operate an auto body shop at this location. She further stated they agree with staff's recommendations.

Staff stated there were 13 notices mailed out to the surrounding property owners, 1 returned in opposition and 3 returned in favor.

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**

The motion was made by Commissioner Avila and seconded by Commissioner Martinez to recommend approval as per staff recommendations and conditions.

1. Property is located on East 61.03 feet of Lot 320 of Block 4 in NCB 8607 at 618 West Mayfield.
2. There were 13 notices mailed, 1 returned in opposition and 3 returned in favor.
3. Staff recommends denial as requested and approval on the south 129 feet of the east 61.03 feet of Lot 320 with the following conditions:
  - Business or office hours of operation shall not be permitted before 7:00 a.m. or after 6:00 p.m.
  - Lighting shall be erected and pointed downward away from any residential zoning or uses.
  - Vehicles shall be completely screened with a six-foot privacy fence.

**AYES: Mehringer, Grau, Cardenas-Gamez, Kissling, McGowan, Hophan, Sherrill, McAden, Avila, Morell, Martinez**

**NAYS: None**

**THE MOTION CARRIED.**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.