

CASE NO: Z2002097 C

Continued from June 18, July 16, August 6 and November 14, 2002

Zoning Commission Meeting Date: August 20, 2002

Council District: 8

Ferguson Map: 546 F4

Appeal: No

Applicant:

Jerry Arredondo

Owner

Unicor, Inc., Carl Gamboa, President

Zoning Request: From "R-6" Residential Single-Family District to "C-2 NA C" Commercial Non Alcoholic Sales District with a Conditional Use for auto sales.

Parcel 7, NCB 15664

Property Location: NW Loop 1604 and Addersly Drive

Applicants Proposal: To Develop the Property as Business/Retail and Automotive Sales

Staff Recommendation:

Denial. Northwest Community Plan recommends Single Family Residential Land Use at this location (reference Land Use Map, page 3). The requested zoning is incompatible with the existing residential zonings directly adjacent to the subject property.

Zoning Commission Recommendation:

Approval

VOTE

FOR	11
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2002097 C

ZONING CASE NO. Z2002097 C June 18, 2002

Applicant: Jerry Arredondo

Zoning Request: "R-6" Residential Single Family District to "C-3" Commercial District.

Jerry Arredondo, 9901 IH 10 W., representing the owner, stated at this time they are requesting a continuance until July 16, 2002.

Staff stated there were 54 notices mailed out to the surrounding property owners, 15 returned in opposition and 1 returned in favor and Braun's Farms Neighborhood Association is 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

The motion was made by Commissioner Morell and seconded by Commissioner Kissling to recommend a continuance until July 16, 2002.

1. Property is located on Parcel 7, NCB 15664 at NW Loop 1604 and Addersly Drive.
2. There were 54 notices mailed, 15 returned in opposition and 1 returned in favor.
3. Staff recommends denial

AYES: Mehringer, Kissling, McGowan, Hophan, McAden, Morell Martinez

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.

Z2002097 C

ZONING CASE NO. Z2002097 C July 16, 2002

Applicant: Jerry Arredondo

Zoning Request: "R-6" Residential Single-Family District to "C-3" Commercial District.

Jerry Arredondo, 9901 IH 10 W., representing the owner, stated their intent is to develop a car dealership at this location. He has met with the surrounding property owners along with City and Council staff and has agreed to deed restrictions that would protect their properties. They have agreed to provide a 30-foot buffer; no intercom system and the lighting would be away from neighbors and an 8-foot fence.

Mr. Travis, 239 Lavera, stated their intent is to operate an automobile dealership. They have provided a 30-foot buffer and an 8-foot screen fence. He also stated security lighting would be directed insight the property away from the residential area.

FAVOR

Carol Daniell, 10631 Bluestone Creek, stated she was in opposition of this request however, after meeting with the owner and agreeing on certain restriction she is in support of this request.

OPPOSE

Chris Boatright, 9635 Diamond Stone, stated he does not support this request. He further stated he has not met with the owner nor been notified by the owner, his representative nor City staff about this change. He stated he does not feel this would be in the best interest of the neighborhood.

Christina Vasquez, 9623 Diamond Stone, stated she has met with the property owner. She expressed concerns with the hours of operation, noise from the repair service center. She stated she feels this area is unsuitable for this type of facility. She would like this property to remain residential.

Scott Beggs, 9903 Old Mesquite, stated this is not compatible with residential neighborhood. He expressed concerns how this may affect the property values.

REBUTTAL

Jerry Arredondo, stated he feels has addressed their concerns through deed restrictions. He further stated this property is surrounding by commercial use.

Staff stated there were 54 notices mailed out to the surrounding property owners, 25

Z2002097 C

returned in opposition and 2 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 Morell and seconded by Commissioner Martinez to recommend approval of "C-3NA".

AYES: McGowan, Avila, Morell, Martinez

NAYS: Mehringer, Cardenas-Gamez, Hophan, McAden

ABSTAIN: Kissling

THE MOTION FAILED.

COMMISSION ACTION

The motion was made by Commissioner Morell and seconded by Commissioner McAden to recommend a continuance until August 6, 2002.

1. Property is located on Parcel 7, NCB 15664 at N. W. Loop 1604 and Addersly Drive.
2. There were 54 notices mailed, 25 returned in opposition and 2 in favor.
3. Staff recommends denial.

AYES: Mehringer, Kissling, McGowan, Hophan, McAden, Avila, Morell, Martinez

NAYS: Cardenas-Gamez

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.

Z2002097 C

ZONING CASE NO. Z2002097 C August 6, 2002

Applicant: Jerry Arredondo

Zoning Request: "R-6" Residential Single Family District to "C-3" Commercial District.

Jerry Arredondo, 9901 IH 10, representing the owner, stated they would like to amend their to a "C-2NA" C. He further stated they have met with the surrounding property and they have agreed on deed restrictions.

FAVOR

Carol Daniell, 10631 Bluestone Circle, stated she is in support with this request. She further stated she has met with Jerry Arredondo on this request and all their concerns were addressed.

Chris Boatright, 9635 Diamond Stone, stated his property abuts this subject property. He stated after meeting with the applicant he feels the property owner has offered them a favorable package and he is in support of this request.

Scott Beggs, 9903 Old Mesquite, stated he has met with Mr. Arredondo on this request and feels that all their concerns have been address. He stated his only concern is the access to Addersly Drive. He stated children running around in the evening hours and he is concerned for their safety.

Staff stated there were 54 notices mailed out to the surrounding property owners, 25 returned in opposition and 2 returned in favor and the Braun's Farm Neighborhood Association is 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

The motion was made by Commissioner Morell and seconded by Commissioner Avila to recommend approval of "C-2NA" C conditional use for new car sales and continued for August 20, 2002.

1. Property is located on Parcel 7, NCB 15664 at Northwest Loop 1604 and Addersly Drive.
2. There were 54 notices mailed, 25 returned in opposition and 2 in favor.
3. Staff recommends denial.

Z2002097 C

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

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.

Z2002097 C

ZONING CASE NO. Z2002097 C August 20, 2002

Applicant: Jerry Arredondo

Zoning Request: "R-6" Residential Single-Family District to "C-2NA" C Commercial Non Alcoholic Sales District with a conditional use for auto sales.

Jerry Arredondo, 9901 IH 10 W., representing the owner, stated he has met with the property owners and the Stonefield Neighborhood Association who are in support of this request. He stated they are purposing to develop the property as a business/retail and automotive sales.

Staff stated there were 54 notices mailed out to the surrounding property owners, 25 returned in opposition and 2 returned in favor and Braun Farm Neighborhood Association is 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

The motion was made by Commissioner Morell and seconded by Commissioner Avila to recommend approval of "C-2NA" C upon the condition that the applicant apply for the amendment to the Northwest Community Plan before presented to City Council.

1. Property is located on Parcel 7, NCB 15664 at N. W. Loop 1604 and Addersly Drive.
2. There were 54 notices mailed, 25 returned in opposition and 2 in favor.
3. Staff recommends denial.

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

NAYS: Cardenas-Gamez

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.