

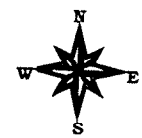


ZONING CASE: Z2002-218

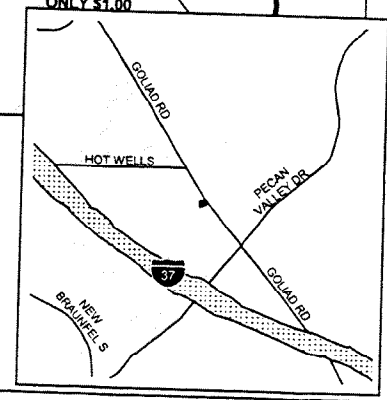
City Council District NO. 3
 Requested Zoning Change
 From: "O-2" TO "C-2 NA C"
 Date: December. 12, 2002
 Scale: 1" = 200'

 Subject Property
 200' Notification

T-20
 F-5
 p.582



C:\NOV_5_2002_1



CASE NO: Z2002218

Zoning Commission Meeting Date: November 05, 2002

Council District: 3

Ferguson Map: 651 F6

Appeal: No

Applicant:

Kaufman & Associates, Inc.

Owner

Dufner, Romie M II & Patricia A

Zoning Request:

From "O-2" Office District to "C-2 NA C" Commercial District, Nonalcoholic Sales with a Conditional Use for automobile sales lot..

Lot 16, Block 19, NCB 12047

Property Location:

1907 Goliad Road

Applicants Proposal:

To allow for the use of a car sales lot and a finance company.

Staff Recommendation:

Approval

The Highlands Community Plan recommends Community Commercial at this location. "C-2" zoning is compatible with the plan. This area of Goliad Road has a mixture of I-1, C-3, C-3 NA and C-2 zoning and uses. Staff recommends the following conditions:

1. A maximum limit of 25 used car sales parking spaces.
2. A 6 feet solid screen fence shall be built along the west property line and landscaping shall be provided.
3. Lighting shall be directional so as not to offend the nearby residences to the south and west.

Zoning Commission Recommendation

Approval as per Staff Recommendation

VOTE

FOR	8
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2002218

ZONING CASE NO. Z2002218 November 5, 2002

Applicant: Kaufman & Associates, Inc.

Zoning Request: "O-2" Office District to "C-2NA" Commercial Nonalcoholic Sales District with a Conditional Use for automobile sales lots.

Bill Kaufman, 100 W. Houston, representing the owner, stated that they have operated a finance company for over twenty-five years on the subject property. He further stated the current zoning is not consistent with the use. Therefore, they are requesting this change to allow the property be used for a car sales lot and a finance company.

FAVOR

Lydia Allen, 259 Whitefield, stated her residence is adjacent to the subject property. She stated she is in favor of the change.

Staff stated there were 24 notices mailed out to the surrounding property owners, 0 returned in opposition and 5 returned in favor and Highland Hills Neighborhood Association is in favor and staff has received a petition with 48 signatures 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 Hophan and seconded by Commissioner Cardenas-Gamez to recommend approval with Staff's recommendation of a maximum limit of 25 used car sales parking spaces; a 6 foot solid screen fence shall be built along the west property line, landscaping shall be provided, and lighting shall be directional so as not to offend the nearby residences to the south and west.

1. Property is located on Lot 16, Block 19, NCB 12047 at 1907 Goliad Road.
2. There were 24 notices mailed, 0 returned in opposition and 5 returned in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.