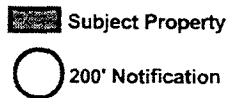
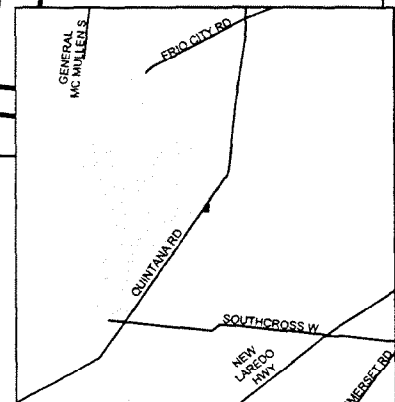


ZONING CASE: Z2002-207 C

City Council District NO. 5
 Requested Zoning Change
 From: "R-6" To: "C-1 C"
 Date: December 12, 2002
 Scale: 1" = 200"



T-19
 C-4
 p.649



CASE NO: Z2002207 C

Continuance from November 5, 2002

Zoning Commission Meeting Date: November 19, 2002

Council District: 5

Ferguson Map: 649 C4

Appeal: No

Applicant:

Arturo Martinez

Owner

Arturo Martinez

Zoning Request: From "R-6" Residential Single Family District to "C-1 C" Commercial District, with Conditional Use for Auto & Vehicle Sales.

Lots 8 and 9, Block 28, NCB 8789

Property Location: 1302 Quintana Road

Applicants Proposal: To permit a used car lot

Staff Recommendation:

Approval. The "C-1 C" prohibits the sale or storage of junk cars and will eliminate some undesirable effects of automobile sales. Existing zoning west of the subject property is "C-3 R", "C-3" and "I-2". Immediately south of the subject property is an existing bar zoned "C-3". The commercial zoning permits utilization of a site that because of size and shape would probably remain undeveloped. The "C-1 C" zoning and use is compatible with existing use and zoning in the area. The staff recommends the following conditions: 1. Require State license for used car sales. 2. Hours of operation shall not exceed 8:00 am to 7:00 pm. 3. Maximum of 15 vehicles on site. All vehicles shall be in operating condition.

Zoning Commission Recommendation:

Approval as per staff recommendation

VOTE

FOR	10
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2002207 C

ZONING CASE NO. Z2002207 C November 5, 2002

Applicant: Arturo Martinez

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

Arturo Martinez, 8706 Lolita, stated he is proposing to operate a used car lot on the subject property. He further stated that he has been in contact with the president of the neighborhood association and they are in support of the request. He stated that this operation is compatible with the surrounding businesses.

Staff stated there were 22 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Quintana Community Neighborhood Association.

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 Cardenas-Gamez and seconded by Commissioner Martinez to recommend approval of "C-1" with the condition that the hours of operation be from 8 am to 7 pm and there be no junk cars parked on the property.

1. Property is located on Lots 8 and 9, Block 28, NCB 8789 at 1302 Quintana Road.
2. There were 22 notices mailed, 0 returned in opposition and 0 in favor.
3. Staff recommends denial.

AYES: Mehringer, 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.

Z2002207 C

ZONING CASE NO. Z2002207 C November 19, 2002

Applicant: Arturo Martinez

Zoning Request: "R-6" Residential Single Family District to "C-1: Commercial District with Conditional Use for Auto & Vehicle Sales – New and Used – Small Scale (No More than 15 Vehicles Currently Licensed and is Running Condition on Site at any Given Time for Storage And/Or Sale) Condition: 1. Hours of Operation shall not exceed 8:00 A.M. to 7:00 P.M.

Arturo Martinez, owner, stated he is requesting this change to allow a used car lot on the subject property.

Staff stated there were 22 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor, no response from Quintana Community Neighborhood Association.

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 Cardenas-Gamez and seconded by Commissioner to recommend approval with the following conditions that hours of operation shall not exceed 8:00 am to 7:00 pm.

1. Property is located on Lots 8 and 9, Block 28, NCB 8789 1302 Quintana Road.
2. There were 22 notices mailed, 0 returned in opposition and 0 returned in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.