



# CASE NO: Z2002224

**Zoning Commission Meeting Date:** November 19, 2002

**Council District:** 6

**Ferguson Map:** 614 E5

**Appeal:** No

**Applicant:**

Augusto Fors

**Owner**

Augusto Fors

**Zoning Request:** From "R-4" Residential Single Family District to "C-3 NA" Commercial District, Nonalcoholic Sales.

Lot 3G, Block 15, NCB 8988

**Property Location:** 4818 Eldridge Ave.

**Applicants Proposal:** To allow auto repair and auto sales

**Staff Recommendation:**

Denial

The property is adjacent to single-family homes to the east and south. "C-3" zoning is recommended at major intersections and major thoroughfares.

Commercial encroachment into residential subdivisions is discouraged. The subject property is located on Eldridge Ave. which is a residential collector and is not appropriate for "C-3" zoning and use.

**Zoning Commission Recommendation:**

Approval

**VOTE**

<b>FOR</b>	10
<b>AGAINST</b>	0
<b>ABSTAIN</b>	0
<b>RECUSAL</b>	0

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ZONING CASE NO. Z2002224 November 19, 2002

Applicant: Augusto Fors

Zoning Request: "R-4" Residential Single Family District to "C-3" Commercial District.

Augusto Fors, owner, stated the purpose of this request is to allow the auto repair and auto sales on the subject property. He stated he has been in the auto sales and repair business since 1985. He currently operates a business on W. Martin Street. He stated this operation would not affect the health, safety or welfare of the general public. He has been in contact with the surrounding neighbors who are in support of this request. He feels this operation would be good for the community. He further stated he agrees with staff's recommendations: a.) Hours of operation would be from Monday thru Friday 8:30 am till 6:30 pm and Saturdays 8:30 am till 1:0 pm; b.) Salvage screen fence would be installed around the property to the abutting neighbors..

**FAVOR**

Jesse Cavazos, attorney for Mr. Fors, stated he fees Mr. Fors business would enhance the neighborhood and encourage future development.

Robert Rodriguez, stated he supports this request.

Staff stated there were 34 notices mailed out to the surrounding property owners, 2 returned in opposition and 5 returned in favor and no response from Community Workers Council.

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 Martinez and seconded by Commissioner Avila to recommend approval of "C-3NA".

1. Property is located on Lot 3G, Block 15, NCB 8988 at 4818 Eldridge Avenue.
2. There were 34 notices mailed, 2 returned in opposition and 5 returned in favor.
3. Staff recommends denial.

**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.