

CASE NO: Z2003025 C

Staff and Zoning Commission Recommendation - City Council

Date: April 24, 2003

Zoning Commission Meeting Date: April 01, 2003

Council District: 4

Ferguson Map: 648 C-8

Appeal: No

Applicant:

Alejandro Ruiz

Owner:

Big Al's Paint & Body - Alejandro Ruiz

Zoning Request: From "R-6" Residential Single-Family District to "C-2 C" Commercial District with a conditional use for an Auto Body Repair and Painting Center

Lot 113 and Lot 114, Block 6, NCB 15623

Property Location: 5610 Old Pearsall Road

On the south side Hillburn Drive, 103 feet east of the intersection of Old Pearsall Road and Hillburn Drive

Proposal: For inside storage of cars ready to go for an existing body shop next door on Lot 112

Neighborhood Association: Southwest Community Association and Hidden Cove/Indian Creek Neighborhood Association

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The subject property is adjacent to "C-1" Commercial District to the east, "C-3" Commercial District to the west, across Hillburn Drive to the north and "R-6" Residential Single-Family District to the south. Big Al's Paint & Body are owners of Lot 183 (zone "C-3" Commercial District) and Lot 182 (zone "R-6" Residential Single-Family District) on Gavilan Drive. The "C-2 C" Commercial District will allow for the expansion of the existing body and paint shop on the adjacent lot. The "C-2 C" Commercial District with a conditional use for an Auto Body Repair and Painting Center would be an appropriate zoning classification for Lot 113 and Lot 114 considering the location and existing nearby uses with the following conditions:

1. No storage of junk vehicles.
2. Lighting shall be directed so it does not shine on residential properties.
3. Landscape screening shall be a Type "D" buffer adjacent Lot 114 and Lot 181.

Zoning Commission Recommendation:

Approval

VOTE

FOR 9

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Pedro G. Vega 207-7980

Z2003025 C

ZONING CASE NO. Z2003025 C April 1, 2003

Applicant: Alejandro Ruiz

Zoning Request: "R-6" Residential Single Family District to "C-2" C Commercial District with a conditional use for an Auto Body Repair and Painting Center.

Applicant/Representative not present.

Staff stated there were 22 notices mailed out to the surrounding property owners, 0 returned in opposition and 10 returned in favor and no response from Southwest Community Association and Hidden Cove/Indian Creek 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 Avila and seconded by Commissioner Grau to recommend approval.

1. Property is located on Lot 113 and Lot 114, Block 6, NCB 15623 at 5610 Old Pearsall Road.
2. There were 22 notices mailed, 0 returned in opposition and 10 in favor.
3. Staff recommends approval.

AYES: Martinez, Grau, McGowan, Sherrill, McAden, Avila, Morell, Mehringer

NAYS: None

ABSTAIN: Hophan

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.