



# CASE NO: Z2003023 C

## Staff and Zoning Commission Recommendation - City Council

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Date: April 24, 2003

Zoning Commission Meeting Date: April 01, 2003

Council District: 8

Ferguson Map: 548 A3

Appeal: No

Applicant:

Mark A. Gutierrez

Owner:

Mark A. Gutierrez

**Zoning Request:**

From "C-2" Commercial District and "C-2 NA" Commercial Non-Alcoholic Sales District to "C-2 NA C" Commercial Non-Alcoholic Sales District with a conditional use for an Auto Body Repair and Painting Center

Lot 1, NCB 16455, save and except the south 80 feet of the east 126 feet of Lot 1

**Property Location:**

6400 Block of Babcock Road

West side of Babcock Road, south of the intersection of Spring Time Drive and Babcock Road

**Proposal:**

Auto body repair and painting center

**Neighborhood Association:**

Babcock North Neighborhood Association, Tanglewood Resident's Association within 200 feet and Northwest Interstate Coalition of Neighbors

**Neighborhood Plan:**

None

**TIA Statement:**

A Traffic Impact Analysis is not required.

**Staff Recommendation:**

Approval. The 4.165 acre tract fronts onto Babcock Road, a major thoroughfare and is surrounded by "C-2" Commercial District, "C-2 NA" Commercial Non-Alcoholic Sales District to the west, "C-3 R" Commercial District, Restrictive Alcoholic Sales to the north, "C-3 NA" Commercial Non-Alcoholic Sales District and "MF-33" Multi-Family Residential District to the south. The "C-2 C" Commercial District with a conditional use for a auto body repair and painting center would be appropriate at this location with the following conditions:

1. Hours of operation: 7:00 A.M. to 7:30 P.M.
2. Lighting shall be directed so it does not shine on residential properties.
3. Storage of vehicles to be serviced be placed to the side and rear of the existing and proposed buildings.

**Zoning Commission Recommendation:**

Approval

**VOTE**

**FOR** 10

**AGAINST** 0

**ABSTAIN** 0

**RECUSAL** 0

**CASE MANAGER :** Pedro G. Vega 207-7980

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ZONING CASE NO. Z2003023 C March 4, 2003

Applicant: City of San Antonio

Zoning Request: "C-2" Commercial District and "C-2NA" Commercial Non-Alcohol Sales District to "C-3NA" ERZD C Non-Alcoholic Commercial Sales Edwards Recharge Zone District.

Andy Guerrero, 3134 Ranker, representing the applicant, stated they would like to request a postponement on this case due to an error in their original request. He stated this would give them time to properly notify the surrounding property owners of this zoning change.

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 Grau to recommend a postponement until March 18, 2003.

1. Property is located on 4.165 acres out of NCB 16455 and NCB 15823 at 6400 Block of Babcock Road.
2. Staff recommends approval.

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

**NAYS: None**

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.

Z2003023 C

ZONING CASE NO. Z2003023 C March 18, 2003

Applicant: Mark A. Gutierrez

Zoning Request: "C-2" Commercial District and "C-2NA" Commercial Non-Alcoholic Sales District to "C-2" Commercial Districts with a conditional use for an Auto Body Repair and Painting Center.

Andy Guerrero, representing the applicant, stated they would like to request a continuance to have more time to meet with the neighborhood association.

**FAVOR**

Mark Gutierrez, owner, stated he has owned the property for 9 ½ years. He further stated they are proposing to expand their facility to better serve his clients.

Staff stated there were 18 notices mailed out to the surrounding property owners, 2 returned in opposition and 2 returned in favor and no response from Babcock North Neighborhood Association and Tanglewood Resident's Association however the Northwest Interstate Coalition 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 Grau to recommend a continuance until April 1, 2003.

1. Property is located 4.165 acres out of NCB 16455 and NCB 15823 at 6400 Block of Babcock Road.
2. There were 18 notices mailed, 2 returned in opposition and 2 returned in favor.
3. Staff recommends approval.

**AYES: Martinez, Grau, Kissling, McGowan, Hophan, Sherrill, Avila, Morell, Mehringer**

**NAYS: None**

**THE MOTION CARRIED.**

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.

ZONING CASE NO. Z2003023 C April 1, 2003

Applicant: Mark A. Gutierrez

Zoning Request: "C-2" Commercial District and "C-2NA" Commercial Non-Alcoholic Sales District to "C-2" C Commercial District with a conditional use for an Auto Body Repair and Painting Center.

Andy Guerrero, representing the applicant, stated the purpose of this zoning change is to operate an auto body and paint shop. He stated his client also owns property adjacent to the subject property. He stated he would like to amend his request to apply only to Lot 1. They have met with the neighborhood association who are in support of this request. He also stated they have agreed with the neighborhood association to orient the building where there would be no garage doors facing Babcock Road; they would provide landscaping along Babcock Road; any storage of any vehicles to be worked on should be parked to the side and rear of the proposed building; lighting should be as to not offend residential properties; no storage of junk vehicles and hours of operation would be from 7:00 am until 7:30 pm.

Staff stated there were 18 notices mailed out to the surrounding property owners, 2 returned in opposition and 2 returned in favor and no response from Babcock North Neighborhood Association. Tanglewood Resident's Association and the Northwest Interstate Coalition are in support.

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 Grau to recommend approval of "C-2NA" with the understanding that there would be conditions imposed on the property in terms of landscape screening; hours of operation are from 7:00 am to 7:30 pm; lighting would be directed away from residential properties; no storage of junk vehicles and the orientation of the building would provide the repair bays would not face onto Babcock Road.

1. Property is located 4.165 acres out of NCB 16455 and NCB 15823 at 6400 Block of Babcock Road.
2. There were 18 notices mailed, 2 returned in opposition and 2 returned in favor.
3. Staff recommends approval.

**AYES: Martinez, Grau, Kissling, McGowan, Hophan, Sherrill, Avila, Morell, Mehringer**

**NAYS: None**

**THE MOTION CARRIED.**

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.