



CASE NO: Z2003135

Staff and Zoning Commission Recommendation - City Council

Date: August 28, 2003

Zoning Commission Meeting Date: August 05, 2003

Council District: 4

Ferguson Map: 680 E2

Appeal: No

Applicant:

Robert and Gloria M. Valdez

Owner:

Robert and Gloria M. Valdez

Zoning Request: From "R-4" Residential Single-Family District to "C-3 NA" Commercial Non-Alcoholic Sales District

Southeast 105 feet of Parcel 108A, NCB 11300

Property Location: 8615 New Laredo Highway

Northwest side of New Laredo Highway

Proposal: Restaurant and auto repair

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. The subject property has two vacant commercial buildings. The subject property is adjacent to "R-4" Residential Single-Family District to the southwest, "I-1" General Industrial District and "R-4" Residential Single Family District to the northeast and "I-1" General Industrial District across New Laredo Highway to the southeast. The "C-3 NA" Commercial Non-Alcoholic Sales District would be appropriate considering the location and surrounding land uses.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Pedro G. Vega 207-7980

VOTE

FOR	7
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2003135

ZONING CASE NO. Z2003135 – August 5, 2003

Applicant: Robert and Gloria M. Valdez

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

Robert Valdez, owner, stated he is requesting this change in zoning to operate an auto repair service facility on the subject property. He further stated he also intends to operate a restaurant on the subject property in the near future.

Staff stated there were 7 notices mailed out to the surrounding property owners, 0 returned in opposition and 5 returned 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 Avila and seconded by Commissioner Cardenas-Gamez to recommend approval of "C-3NA".

1. Property is located on the southeast 105 feet of Parcel 08A, NCB 11300 at 8615 New Laredo Highway.
2. There were 7 notices mailed, 0 returned in opposition and 5 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.