



# CASE NO: Z2003113

## Staff and Zoning Commission Recommendation - City Council

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**Date:** August 14, 2003

**Zoning Commission Meeting Date:** July 15, 2003

**Council District:** 5

**Ferguson Map:** 649 F4

**Appeal:** No

**Applicant:** Owner

Gabriel Q. Velasquez

Steve Patel

**Zoning Request:** From "R-4" Residential Single-Family District to "C-3 R" Commercial District, Restrictive Alcoholic Sales

0.275 acres out of Lot A8, Block 3, NCB 7933

**Property Location:** 3840 Nogalitos Street

East of the Nogalitos and Burgess Street intersection

**Proposal:** To extend the existing "C-3 R" Commercial District, Restrictive Alcoholic Sales to accommodate a carwash and a motel.

**Neighborhood Association:** Palm Heights Neighborhood Association (within 200 feet)

**Neighborhood Plan:** None

**TIA Statement:** A traffic impact analysis is not required.

### Staff Recommendation:

Approval.

The subject property is a 0.275 acre L-shaped tract of land situated within an "island" of vacant property on the west boundary of a large residential neighborhood. The rezoning of the subject property will increase the existing "C-3 R" and decrease the existing "R-4" zoning. The applicant wishes to extend the "C-3 R" district to accommodate a carwash and a motel. The applicant intends to develop the remaining "R-4" district with single family homes. The majority of the "C-3 R" district will continue to front Nogalitos Street (a secondary arterial, type B) while the "R-4" district will also continue to front Packard Street and existing residences to the east. Development permitted in a "C-3 R" district will directly serve the surrounding neighborhood residents and the remaining "R-4" zoning will encourage future residential development in the neighborhood.

### Zoning Commission Recommendation

Approval

**CASE MANAGER :** Christie Chapman 207-8389

### VOTE

FOR	8
AGAINST	0
ABSTAIN	0
RECUSAL	0

**Z2003113**

**ZONING CASE NO. Z2003113** – July 15, 2003

Applicant: Gabriel Q. Velasquez

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

Gabriel Q. Velasquez, representing the owner, stated they are requesting this change in zoning to allow a 5 bay carwash facility, 4 residential homes and a 20-unit motel with an office. He stated they would provide landscaping. He further stated he feels this would have a positive impact on the neighborhood.

Staff stated there were 48 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Palm Heights 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 Avila to recommend approval.

1. Property is located on 0.275 acres out of Lot A8, Block 3, NCB 7933 at 3840 Nogalitos Street.
2. There were 48 notices mailed, 0 returned in opposition and 0 in favor.
3. Staff recommends approval.

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

**NAYS: None**

**THE MOTION CARRIED.**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.