

ZONING CASE: Z2003-058 C

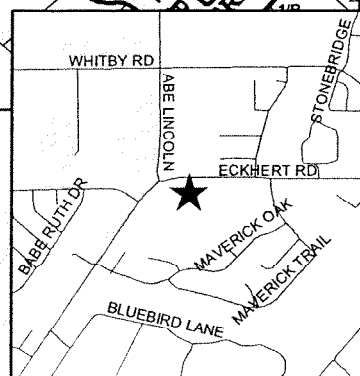
City Council District NO. 7
 Requested Zoning Change
 From: "C-2" To "C-2NA C"
 Date: AUGUST 14, 2003
 Scale: 1" = 200'

- ☐ Subject Property
- ☐ 200' Notification

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 A-7



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CASE NO: Z2003058 C

Staff and Zoning Commission Recommendation - City Council

Date: August 14, 2003

Zoning Commission Meeting Date: April 15, 2003

Council District: 7

Ferguson Map: 548 A7

Appeal: Yes

Applicant:

Larry Cannon

Owner:

Larry Cannon and Margaret

Zoning Request: From "C-2" Commercial District to "C-2 NA C" Commercial Non-Alcoholic Sales District with a Conditional Use for an Auto Sales Lot

Parcel 37B, Parcel 80 and Parcel 89, NCB 14618

Property Location: 6540 Eckhert Road

Southside of Eckhert Road, east of Abe Lincoln

Proposal: Auto sales lot

Neighborhood Association: Eckhert Crossing Association Inc., Alamo Farmsteads/Babcock Road Neighborhood Association within 200 feet and North Hampton HOA within

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Denial. The subject property is vacant and fronts Eckhert Road a secondary arterial. The property is surrounded by "C-3" Commercial District to the west, "C-2" Commercial District across Eckhert Road to the north and "R-6" Single-Family Residential District to the east and south of the subject property. The "C-2 NA C" Commercial Non-Alcoholic Sales District with a Conditional Use for an Auto Sales Lot would not be appropriate considering the location and surrounding land uses.

Zoning Commission Recommendation:

Denial

VOTE

FOR 10

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Pedro G. Vega 207-7980

Z2003058

ZONING CASE NO. Z2003058 – April 15, 2003

Applicant: Larry Cannon

Zoning Request: "C-2" Commercial District to "C-3NA" Commercial Non-Alcoholic Sales District.

Andy Guerrero, representing the applicant, stated they are proposing to operate a used auto sales lot. He further stated his client is currently in operation and would like to relocate to the subject property. The subject property does abut existing "C-3" zoning which is compatible. He further stated they have met with Eckhert Crossing Association who are in support of this request.

Staff stated there were 21 notices mailed out to the surrounding property owners, 0 returned in opposition and 9 returned in favor and no response from Alamo Farmsteads/Babcock Road Neighborhood Association and North Hampton Homeowners Association. A letter of support was submitted from Eckhert Crossing 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 Sherrill and seconded by Commissioner Morell to recommend denial.

1. Property is located on Parcel 37B, Parcel 80 and Parcel 89, NCB 14618 at 6540 Eckhert Road.
2. There were 21 notices mailed, 0 returned in opposition and 9 in favor.
3. Staff recommends denial.

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

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.