



ZONING CASE: Z2003-116 C

City Council District NO. 1
 Requested Zoning Change
 From: "C-2" To "C-2 C"
 Date: September 11, 2003
 Scale: 1" = 150'

 Subject Property
 200' Notification

T-22
 P.582
 C-7



C:\JUL_15_2003

CASE NO: Z2003116 C

Staff and Zoning Commission Recommendation - City Council

Continuance from July 15, 2003

Date: September 11, 2003

Zoning Commission Meeting Date: August 19, 2003

Council District: 1

Ferguson Map: 582 D7

Appeal: No

Applicant:

Haydn Cutler Company

Owner:

Haydn Cutler Company

Zoning Request: From "C-2" Commercial District to "C-2 C" Commercial District with a conditional use for automotive repair

Lots 17 thru 19, Block 3, NCB 3930

Property Location: 1125 West Hildebrand Avenue

Proposal: Allow general automotive repair services

Neighborhood Association: Beacon Hill (within 200 feet)

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval of "C-2 C" Commercial District with a conditional use for automotive repair. The subject property is adjacent to "C-2" Commercial Districts on the east and west, with "R-4" Residential Single-Family zoning to the north. Staff recommends the following conditions:

- 1) six (6) foot solid screen fence along the north property line
- 2) no ingress or egress to alley north of property
- 3) all auto repair must be contained within the facility.

Zoning Commission Recommendation:

Approval

VOTE

FOR	11
AGAINST	0
ABSTAIN	0
RECUSAL	0

CASE MANAGER : Mona Lisa Faz 207-7945

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ZONING CASE NO. Z2003116 – July 15, 2003

Applicant: Haydn Cutler Company

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

Applicant/Representative not present.

Staff stated there were 27 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 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 Mehringer and seconded by Commissioner McAden to recommend a continuance until August 19, 2003.

1. Property is located on Lots 17 thru 19, Block 3, NCB 3930 at 1125 West Hildebrand Avenue.
2. There were 27 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends denial of "C-3NA" and approval of "C-2" C with a conditional use for an automotive repair.

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

NAYS: None

THE MOTION CARRIED.

ZONING CASE NO. Z2003116 C – August 19, 2003

Applicant: Haydn Cutler Company

Zoning Request: "C-2" Commercial District to "C-2" C Commercial District with a conditional use for an automotive repair.

Robert Grant, 13907 Bluff Lane, representing the applicant, stated their intent is to operate an automotive repair service on the subject property.

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Staff stated there were 27 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 returned in favor and no response from Beacon Hill 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 Kissling and seconded by Commissioner McAden to recommend approval with the following conditions: a.) six (6) foot solid screen fence along the north property line; b.) no ingress or egress to alley north of the property; c.) all auto repairs must be contained within the facility; d.) hours of operation to be from 7am to 7pm; e.) no flood light pollution to the residential area.

1. Property is located on Lots 17 thru 19, Block 3, NCB 3930 at 1125 West Hildebrand Avenue.
2. There were 27 notices mailed, 0 returned in opposition and 3 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.