



# CASE NO: Z2003127 C

## Staff and Zoning Commission Recommendation - City Council

Continuance from August 5, 2003

Date: September 11, 2003

Zoning Commission Meeting Date: August 19, 2003

Council District: 4

Ferguson Map: 681 C-1

Appeal: No

Applicant: Owner

Gina Gaedke, Trustee

Frio Ranch Trust, R. Hardee, Trustee

Zoning Request: From "C-2" Commercial District to "C-2NA C" Commercial Nonalcoholic Sales District with conditional use for automobile/truck sales and repair

Lot 44, Block 19, NCB 12672

Property Location: 8700 Block of IH 35

Intersection of IH 35 South Access Road and Kiowa

Proposal: To construct and operate an automobile/truck sales and repair facility

Neighborhood Association: South Southwest Neighborhood Association

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required

### Staff Recommendation:

Approval. "C-2NA C" is consistent with the zoning scheme of the area. There is "C-2" zoning across IH 35 southeast of the property in question, and to the west. The proposed "C-2NA C" zoning will not adversely affect the area and is compatible with the surrounding zoning. Staff also recommends the following conditions: 1.) A type "C" buffer will be placed adjacent to the abutting residential zoning and use to the north and east of subject property; and 2.) Lighting will be directed away from the residential zoning and use to the north and east of subject property.

### Zoning Commission Recommendation:

Approval

<u>VOTE</u>	
FOR	11
AGAINST	0
ABSTAIN	0
RECUSAL	0

CASE MANAGER : Elvin J. Gant, Jr. 207-5876

**Z2003127**

**ZONING CASE NO. Z2003127** – August 5, 2003

Applicant: Gina Gaedke

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

Bob Weder, 3415 Triola Drive, representing the applicant, stated they are proposing to construct and operate an automobile truck sale and service facility on the subject property. He further stated he visited the surrounding property owners who are in support of this request. He stated he would agree to a "C-2NA" C.

Staff stated there were 48 notices mailed out to the surrounding property owners, 2 returned in opposition and 4 returned in favor and no response from South Southwest Neighborhood Memorial 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 Avila and seconded by Commissioner Cardenas-Gamez to recommend approval of "C-2NA" C for automobile sales.

1. Property is located on Lot 44, Block 19, NCB 12672 at 8700 Block of IH 35.
2. There were 48 notices mailed, 2 returned in opposition and 4 in favor.
3. Staff recommends denial.

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

**NAYS: Mehringer**

**THE MOTION CARRIED.**

**ZONING CASE NO. Z2003127 C** – August 19, 2003

Applicant: Gina Gaedke, Trustee

Zoning Request: "C-2" Commercial District to "C-2NA" C Commercial Nonalcoholic Sales District with conditional use for an automobile/truck sales and repair.

**Z2003127**

Bob Weder, 3415 Triola Drive, representing the applicant, stated they are proposing to construct and operate an automobile truck sales and repair facility on the subject property.

Staff stated there were 48 notices mailed out to the surrounding property owners, 2 returned in opposition and 4 returned in favor and no response from South Southwest 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 Avila and seconded by Commissioner Cardenas-Gamez to recommend approval of "C-2NA".

1. Property is located on Lot 44, Block 19, NCB 12672 at 8700 Block of IH 35.
2. There were 48 notices mailed, 4 returned in opposition and 4 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.