

# **ZONING CASE: Z2003-068 C**

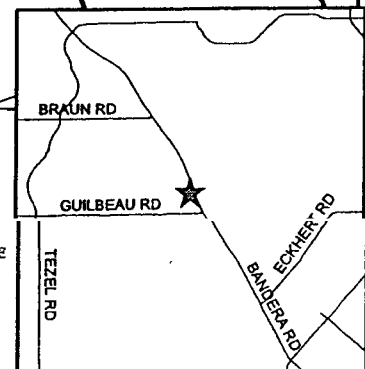
City Council District NO. 7  
 Requested Zoning Change  
 From: "R-6" To "C-1 C"  
 Date: September 25, 2003  
 Scale: 1" = 150'

- Subject Property
- 200' Notification

**T-16**  
**P-547**  
**D-7**



C:\MAY 6, 2003



# CASE NO: 22003068 C

## Staff and Zoning Commission Recommendation - City Council

City Council Continuance from June 26, 2003, Continuance from June 12, 2003, City Council Continuance from August 14, 2003, City Council Continuance from August 28, 2003

**Date:** September 25, 2003

**Zoning Commission Meeting Date:** May 20, 2003

**Council District:** 7

**Ferguson Map:** 547 D-7

**Appeal:** Yes

**Applicant:** Owner

Martin Gutierrez

Martin Gutierrez

**Zoning Request:** From "R-6" Residential Single-Family District to "C-1 C" Commercial District with a Conditional Use for an Auto Repair Shop

Lot P-22, NCB 17929

**Property Location:** 8537 Bandera Road

**Proposal:** To construct and operate an automotive repair shop.

**Neighborhood Association:** None

**Neighborhood Plan:** Northwest Community Plan

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

**Staff Recommendation:**

Approval.

The request is compatible with the Northwest Community Plan. The subject property is located off Bandera Road which is a major thoroughfare. The property in question abuts C-3 zoning to the north, south, west, and there is also C-3 zoning across Bandera Road to the east. The requested zoning is in keeping with the zoning scheme of the area, and would have no adverse impact on other properties in the neighboring community.

**Zoning Commission Recommendation:**

Denial

**VOTE**

**FOR** 9

**AGAINST** 0

**ABSTAIN** 1

**RECUSAL** 0

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

**22003068 C**

**ZONING CASE NO. 22003068** – May 20,2003

Applicant: Martin Gutierrez

Zoning Request: “R-6” Residential Single Family District to “C-3” General Commercial District.

Applicant/Representative not present.

Staff stated there were 22 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 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 Sherrill and seconded by Commissioner Morell to recommend denial.

1. Property is located on Lot P-22, NCB 17929 at 8537 Bandera Road.
2. There ~~were~~ 22 notices mailed, 0 returned in opposition and 3 **returned** in favor.
3. Staff recommends approval.

**AYES: Martinez, Kissling, McGowan, Hophan, Sherrill, McAden, Avila Morell, Mehringer**

**NAYS: None**

**ABSTAIN: Cardenas-Gamez**

**THE MOTION CARRIED.**

**RESULTS OF COUNCIL HEARING** June 12,2003

City Council granted a continuance until June 26,2003

**RESULTS OF COUNCIL HEARING** June 26,2003

City Council granted a continuance until August 14,2003

**RESULTS OF COUNCIL HEARING** August 14,2003

City Council granted a continuance until August 28,2003

**22003068 C**

RESULTS OF COUNCIL HEARING August 28, 2003

City Council granted **a** continuance until September 11, 2003

RESULTS OF COUNCIL HEARING September 11, 2003

City Council granted **a** continuance until September 25, 2003

RESULTS OF NOTICE FOR COUNCIL HEARING

To **be** provided at Council hearing.