

CASE NO: Z2003216

Staff and Zoning Commission Recommendation - City Council

Date: January 08, 2004

Zoning Commission Meeting Date: November 18, 2003

Council District: 4

Ferguson Map: 650 A6

Appeal: No

Applicant: Owner

Juan Ignacio Alonso

Juan Ignacio Alonso

Zoning Request: From "R-4" Residential Single-Family District to "C-3" General Commercial District

Lots 50 & 51, Block 4, NCB 7645

Property Location: 1142 1 Kendalia Avenue

South of the intersection of IH 35 S Access Road and Kendalia Avenue

Proposal: To operate a used car lot with an office building

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Denial. The subject property is undeveloped land that abuts "R-4" zoning and use to the west. There is also "R-4" zoning and use across Kendalia Avenue to the north. "C-3" General Commercial Districts are best located at major intersections of arterials and commercial nodes. Subject property fails to meet those criterion. The requested zoning is not compatible with the residential developmental scheme of the area, and the proposed use would have an adverse impact on adjacent residential properties.

Zoning Commission Recommendation:

Forwarded to City Council without a recommendation

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

VOTE

FOR	8
AGAINST	0
ABSTAIN	1
RECUSAL	0

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ZONING CASE NO. Z2003216 – November 18, 2003

Applicant: Juan Ignacio Alonso

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

Susanna Sutton, 1339 Tiger Paw, owner, stated she is proposing to develop a used auto sales on the subject property. She stated she currently operates a used auto sales on New Laredo Highway. She further stated she has visited the surrounding neighbors who are in support of this request. She also has collected a petition of support from the surrounding residence.

FAVOR

Maria Navarro, stated her resides is adjacent to the subject property. She stated she has met with Mrs. Sutton and is in support of this zoning request.

Staff stated there were 15 notices mailed out to the surrounding property owners, 1 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 Avila and seconded by Commissioner Dutmer to recommend approval.

AYES: Cardenas-Gamez, Dutmer, Dixon, Avila, Peel

NAYS: Grau, Kissling, Sherrill, McAden

THE MOTION FAILED

COMMISSION ACTION

The motion was made by Commissioner Avila and seconded by Commissioner Dutmer to recommend appeal to council.

1. Property is located on Lots 50 & 51, Block 4, NCB 7645 at 11421 Kendalia Avenue.
2. There were 15 notices mailed, 1 returned in opposition and 3 in favor.
3. Staff recommends denial.

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**AYES: Grau, Cardenas-Gamez, Kissling, Dutmer, Dixon, Sherrill, McAden, Avila,
Peel**

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.