

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

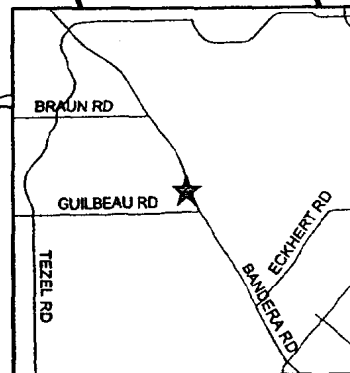
City Council District NO. 7  
 Requested Zoning Change  
 From: "R-6" To "C-2 NA SC"  
 Date: January 8, 2004  
 Scale: 1" = 150'

■ Subject Property  
 ○ 200' Notification

I-16  
 p.547  
 D-7



C:\MAY 6, 2003



# CASE NO: Z2003068

## Staff and Zoning Commission Recommendation - City Council

City Council Continuance from December 4, 2003 for "C-2 NA SC"

**Date:** January 08, 2004

**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-3" General Commercial District

Lot P-22, NCB 17929

**Property Location:** 8537 Bandera Road

**Proposal:** To construct and operate an automotive repair shop, and car wash facility

**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 on Bandera Road which is a major thoroughfare. The property in question abuts C-3 zoning to the north and south, and there is also C-3 zoning across Bandera Road to the east. This property sits in and R-6 zoned district which extends to the west. 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

**Z2003068**

**ZONING CASE NO. Z2003068** – 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 28, 2003

**RESULTS OF COUNCIL HEARING** June 28, 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

**Z2003068**

RESULTS OF COUNCIL HEARING August 28, 2003

City Council granted a continuance until September 25, 2003

RESULTS OF COUNCIL HEARING September 25, 2003

City Council granted a postponement until October 9, 2003

RESULTS OF COUNCIL HEARING October 9, 2003

City Council granted a continuance until December 4, 2003

RESULTS OF COUNCIL HEARING December 4, 2003

City Council granted a continuance until January 8, 2003

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.