

CASE NO: Z2004032

Staff and Zoning Commission Recommendation - City Council

Date: March 11, 2004

Zoning Commission Meeting Date: February 17, 2004

Council District: 2

Ferguson Map: 652 F1

Appeal: Yes

Applicant:

Amado Hoffman Sr.

Owner:

El Tipico Enterprises

Zoning Request: From "R-5" Single-Family Residential District (Lot 6, Block 7, NCB 12903) to "C-3NA" General Commercial District, Nonalcoholic Sales and
From "R-5" Residential Single-Family District (Lot 7, Block 7, NCB 12903) to "O-1" Office District and
From "C-2" Commercial District (.5035 acres out of Lot 25, Block 7, NCB 12903) to "C-3 NA" General Commercial District, Nonalcoholic Sales

Property Location: 5014 Rigsby Avenue and 2414 and 2418 Irwin Drive

The southwest corner of Rigsby Avenue and Ravina Drive

Proposal: To allow an auto sales lot

Neighborhood Association: Stoneleigh/Dellcrest

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Denial. "C-3" Commercial zoning should be located at the intersection of arterial streets and freeways. The existing "C-2" zoning is adequate for the Rigsby Avenue portion of this case. The requested "C-3NA" and "O-1" on Lots 6 & 7 encroaches on the existing residential development in the neighborhood.

Zoning Commission Recommendation:

Denial

VOTE

FOR 10

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Fred Kaiser 207-7942

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ZONING CASE NO. Z2004032 – February 17, 2004

Applicant: Amado Hoffman Sr.

Zoning Request: "R-5" Residential Single Family District (Lots 6 & 7, Block 7, NCB 12903) to "C-3NA" General Commercial District, Nonalcoholic Sales and from "C-2" Commercial District (.5035 acres out of Lot 25, Block 7, NCB 12903) to "C-3" General Commercial District.

Roger Campos, 13121 N. W. Military Hwy., representing the applicant, stated at this time he would like to amend their original request of "C-3" on NCB 12903, Block 7, the remaining portion of Lot 25 and Lot 26 to "C-3NA". In addition, Lot 7, Block 7, NCB 12903 to go from the original request of "C-3NA" to "O-1". He further stated they have agreed to provide a landscape buffer zone for the residential areas that abut the commercial areas. He also stated they would also provide a grading plan for City staff to review to address drainage issues. He has visited with the surrounding neighbors who requested no alcohol use, which is the purpose of amending their request.

Staff stated there were 35 notices mailed out to the surrounding property owners, 6 returned in opposition and 3 returned in favor and no response from Stoneleigh/Dellcrest 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 Dixon and seconded by Commissioner Dutmer to recommend approval as amended.

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

NAYS: Kissling, McAden, Stribling, Peel

ABSTAIN: Sherrill

THE MOTION FAILED

COMMISSION ACTION

The motion was made by Commissioner Dixon and seconded by Commissioner Dutmer to recommend denial.

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1. Property is located on .5035 acres out of Lot 25, Block 7, NCB 12903 and Lots 6 & 7, Block 7, NCB 12903 at the southwest corner of Rigsby Avenue and Ravina Drive.
2. There were 35 notices mailed, 6 returned in opposition and 3 in favor.
3. Staff recommends denial.

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

NAYS: Martinez

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.