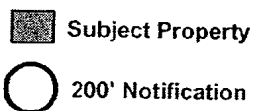


## ZONING CASE: Z2004-073 S

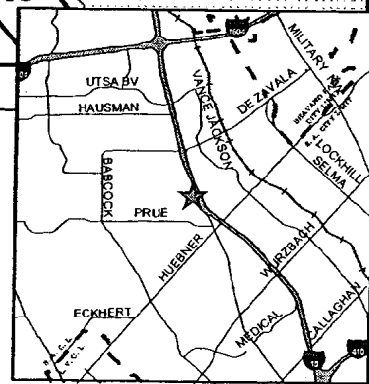
City Council District NO. 8  
 Requested Zoning Change  
 From: "BP" To "C-3 S"  
 Date: May 13, 2004  
 Scale: 1" = 300'



E-3  
 p.548



C:\APR\_6\_2004  
 (A. Z.)



# CASE NO: Z2004073 S

## Staff and Zoning Commission Recommendation - City Council

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**Date:** May 13, 2004

**Zoning Commission Meeting Date:** April 06, 2004

**Council District:** 8

**Ferguson Map:** 548 E2

**Appeal:** No

**Applicant:** Brown, P. C.

**Owner:** Cuthbert Partners, Ltd., ETAL

From "BP" Business Park District to "C-3 S" General Commercial District  
with specific use authorization for an auto paint and body shop

10.294 acres out of NCB 14862

**Property Location:** 11600, 11596, and 11570 IH 10 WEST

**Proposal:** To build a 40,000 sq ft collision repair center (auto paint & body with  
screened outside storage)

**Neighborhood Association:** None

**Neighborhood Plan:** None

**TIA Statement:** Traffic impact analysis is not required

**Staff Recommendation:**

Approval. The uses allowed in the proposed zoning district represent a minor change from the current zoning. The current "BP" (Business Park) District allows industrial uses whereas the proposed district allows commercial uses with specific use authorization for an industrial use (auto paint and body shop). The subject property is currently vacant and was previously used as a mobile home park. The proposed zoning permits uses appropriate for the area which includes commercial and office uses.

<b>Zoning Commission Recommendation:</b>	<b><u>VOTE</u></b>	
Approval	<b>FOR</b>	10
	<b>AGAINST</b>	0
	<b>ABSTAIN</b>	0
	<b>RECUSAL</b>	0

**CASE MANAGER :** Trish Wallace 207-0215

**Z2004073 S**

**ZONING CASE NO. Z2004073 S** – April 6, 2004

Applicant: Brown, P. C.

Zoning Request: “BP” Business Park District to “C-3” S General Commercial District  
with specific use authorization for an auto paint and body shop.

Ken Brown, 112 E. Pecan, representing the owner, stated they are proposing to build a 40,000 square foot collision repair shop for Ken Batchelor.

Staff stated there were 7 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 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 Stribling and seconded by Commissioner Grau to recommend approval.

1. Property is located on 10.294 acres out of NCB 14862 at 11600, 11596 and 11570 IH 10 West.
2. There were 7 notices mailed, 0 returned in opposition and 0 in favor.
3. Staff recommends approval.

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

**NAYS: None**

**THE MOTION CARRIED.**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.