



# CASE NO: Z2004203

## Staff and Zoning Commission Recommendation - City Council

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Date: October 14, 2004

Zoning Commission Meeting Date: September 21, 2004

Council District: 2

Ferguson Map: 584 C3

Appeal: No

Applicant:

Salah E. Diab, P.E.

Owner:

Aziz Enterprises of America, Ltd.

Zoning Request: From R-6 Residential Single-Family District to C-3 General Commercial District

Lot 69 and Lot 70, Block 3, NCB 15730

Property Location: Interstate Highway 35 North access road and Dinn Drive

Southeast corner of Interstate Highway 35 North access road and Dinn Drive

Proposal: To operate a car lot

Neighborhood Association: Park Village Neighborhood Association

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required

### Staff Recommendation:

Approval. The subject property contains frontage on the access road of Interstate Highway 35 North and is undeveloped. The subject property is adjacent to R-6 Residential Single Family District to the south (Vacant), I-1 General Industrial District to the east (The Pentecostals of San Antonio Church) and C-3 General Commercial District across the street to the north (Bingo Hall). The C-3 General Commercial District is compatible with the commercial development and zoning in the area.

### Zoning Commission Recommendation:

Approval

CASE MANAGER : Pedro Vega 207-7980

### VOTE

FOR	9
AGAINST	0
ABSTAIN	0
RECUSAL	0

**Z2004203**

**ZONING CASE NO. Z2004203** – September 21, 2004

Applicant: Salah E. Diab P. E.

Zoning Request: "R-6 " Residential Single Family District to "C-3" Commercial District.

Salah E. Diab, representing the owner, stated the purpose of this zoning change is to allow for development of a car lot on the subject property. He stated he has been in contact with the surrounding property owners who are in support of this request.

Staff stated there were 14 notices mailed out to the surrounding property owners, 0 returned in opposition and 4 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 Peel and seconded by Commissioner McAden to recommend approval.

1. Property is located on Lot 69 and 70, Block 3, NCB 15730 at Interstate Highway 35 North and Dinn Drive.
2. There were 14 notices mailed, 0 returned in opposition and 4 in favor.
3. Staff recommends approval.

**AYES: Martinez, Grau, Kissling, Dutmer, Sherrill, McAden, Avila, Stribling, Peel**

**NAYS: None**

**THE MOTION CARRIED.**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.