

CASE NO: Z2004231 C

Staff and Zoning Commission Recommendation - City Council

Date: November 18, 2004

Zoning Commission Meeting Date: October 19, 2004

Council District: 9

Ferguson Map: 550 F2

Appeal: No

Applicant:

Kaufman & Associates, Inc.

Owner:

Casey Ventures, Inc.

Zoning Request: From R-5 Residential Single-Family District and C-2 Commercial District to C-2 C Commercial District with a Conditional Use for automobile sales

16.29 acres out of NCB 12057

Property Location: Northwest corner of Arion Parkway and West Coker Loop

Northwest corner of Arion Parkway and West Coker Loop

Proposal: To allow for automobile sales

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval The existing zoning on the site is C-2. The majority of the surrounding area is zoned for C-3 general commercial use. C-2 C Commercial District with conditional use for automobile sales is a reasonable request for this area.

Zoning Commission Recommendation:

Approval

VOTE

FOR 9

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Fred Kaiser 207-7942

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ZONING CASE NO. Z2004231 C – October 19, 2004

Applicant: Kaufman & Associates, Inc.

Zoning Request: "R-5" Residential Single Family District and "C-2" Commercial District to "C-2" C Commercial District with a Conditional Use for automobile sales.

Bill Kaufman, 100 W. Houston, applicant, stated he has been working with City staff along with the surrounding property owner who are in support of this request. He stated the intended use is for an automobile sales car lot on the subject property. He further stated this request is consistent with the surrounding uses.

Staff stated there were 21 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 Grau and seconded by Commissioner Cardenas-Gamez to recommend approval.

1. Property is located on 16.29 acres out of NCB 12057 at the northwest corner of Arion Parkway and West Coker Loop.
2. There were 21 notices mailed, 0 returned in opposition and 4 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.