

CASE NO: Z2005002 C

Staff and Zoning Commission Recommendation - City Council

Continuance from Zoning Commission January 18, 2005

Date: March 10, 2005

Zoning Commission Meeting Date: February 15, 2005

Council District: 6

Ferguson Map: 579 B5

Appeal:

Applicant: Owner

Dealers Electrical Supply Morris Bracey

Zoning Request: From C-2 NA Commercial, Nonalcoholic Sales District to C-2 NA C Commercial, Nonalcoholic Sales District with a conditional use for a wholesale electrical supply business

Lot 3, Block 91, NCB 18818

Property Location: 8800 Block of Timber Path

Timber Path and Northwest Trails

Proposal: To operate a wholesale electrical supply business

Neighborhood Association: None

Neighborhood Plan: Northwest Community Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Consistent.

The land use component for the Northwest Community Land Use Plan calls for the subject property to be Community Commercial land use.

Approval. The subject property is surrounded by C-3, C-2, MF-33 and O-2 zoning. The proposed use is a Light Industrial use. This request does conform to the land use plan. The following conditions will insure compatibility with the area. 1. Outside storage shall be screened. 2. Dumpster shall be screened. 3. Hour of operation shall be from 7:30 am to 5:00 pm.

Zoning Commission Recommendation

Approval, with conditions 1. Outside storage shall be screened. 2. Dumpster shall be screened. 3. Hour of operation shall be from 7:30 am to 5:00 pm.

CASE MANAGER : Richard Ramirez 207-5018

VOTE

FOR	7
AGAINST	0
ABSTAIN	1
RECUSAL	0

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ZONING CASE NO. Z2005002 C – February 15, 2005

Applicant: Dealer Electrical Supply

Zoning Request: "C-2NA" Commercial, Nonalcoholic Sales District to "C-2NA" C
Commercial Nonalcoholic Sales District with a Conditional Use for a
wholesale electrical supply business.

Applicant/Representative not present.

Staff stated there were 9 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Timber Path and Northwest Trails.

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.

FINDING OF CONSISTENCY OF THE MASTER PLAN

COMMISSION ACTION

The motion was made by Commissioner Sherrill and seconded by Commissioner McAden to find consistency with the neighborhood plan.

AYES: Robbins, Kissling, Dutmer, Dixon, Sherrill, McAden, Avila

NAYS: None

ABSTAIN: Martinez

THE MOTION CARRIED

COMMISSION ACTION

The motion was made by Commissioner Sherrill and seconded by Commissioner Avila to recommend approval of "C-2NA" C with a Conditional Use for a wholesale electrical supply business with the following conditions: 1. Outside storage is screened from outside public right-of-way. 2. Dumpster is hidden from outside public right-of-way. 3. Hours of operation would be from 7:30 am until 5:00 pm Monday thru Friday.

1. Property is located on Lot 3, Block 91, NCB 18818 at 8800 Block of Timber Path.
2. There were 9 notices mailed, 0 returned in opposition and 0 in favor.
3. Staff recommends approval.

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AYES: Robbins, Kissling, Dutmer, Dixon Sherrill, McAden, Avila

NAYS: None

ABSTAIN: Martinez

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.