

..... Notices Mailed
 In Opposition
 In Favor

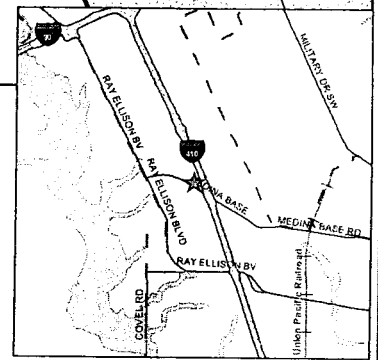
ZONING CASE: Z2005-029

City Council District NO. 4
 Requested Zoning Change
 From: "C-2" To "C-3 NA"
 Date: March 24, 2005
 Scale: 1" = 200'

[Shaded Box] Subject Property
 [Circle] 200' Notification



C:\Mar_1_2005



CASE NO: Z2005029

Staff and Zoning Commission Recommendation - City Council

Date: March 24, 2005

Zoning Commission Meeting Date: March 01, 2005

Council District: 4

Ferguson Map: 647 E5

Applicant:

Manuel Flores

Owner:

International Bank of Commerce

Zoning Request: From C-2 Commercial District to C-3NA General Commercial, Nonalcoholic Sales District

1.497 acres out of Lot 38, Block 41, NCB 15156

Property Location: S. W. Loop 410

At the intersection of S.W. Loop 410 and Medina Base Road

Proposal: To allow for an auto repair shop

Neighborhood Association: People Active in Community Effort

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Denial. The area to the north and west is developed with single family homes and a public library. The subject property is located adjacent to single family residential development. The noise and site lighting associated with heavy commercial uses could be disruptive to the neighborhood. The existing C-2 zoning allows many uses that are more compatible with the existing residential neighborhood. C-3 should be reserved for regional shopping centers and services where zoning transitions from more intense to less intense.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Fred Kaiser 207-7942

VOTE

FOR	7
AGAINST	2
ABSTAIN	0
RECUSAL	0

Z2005029

ZONING CASE NO. Z2005029 – March 1, 2005

Applicant: Manuel Flores

Zoning Request: "C-2" Commercial District to "C-3NA" General Commercial,
Nonalcoholic Sales District.

Manuel Flores, 5980 Babcock Road, applicant, stated he is requesting change in zoning to allow construction of an auto repair shop on the subject property. He stated he has been in contact with Mr. Jim Meyers (People Active in Community Efforts) who is in support.

Staff stated there were 30 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from People Active in Community Efforts.

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 Avila and seconded by Commissioner Cardenas-Gamez to recommend approval.

1. Property is located on 1.497 acres out of Lot 38, Block 41, NCB 15156 at S. W. Loop 410.
2. There were 30 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends denial.

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

NAYS: Robbins, Sherrill

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.