

ZONING CASE: Z2005-063 C

City Council District NO. 5

Requested Zoning Change

From: R4 To C1C

Date: May 12, 2005

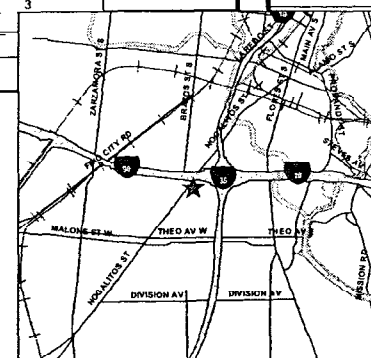
Scale: 1" = 200'

Subject Property

200' Notification



C:\Apr_5_2005



CASE NO: Z2005063 C

Staff and Zoning Commission Recommendation - City Council

Zoning Commission continuance from April 5, 2005

Date: May 12, 2005

Zoning Commission Meeting Date: April 19, 2005

Council District: 5

Ferguson Map: 650 B1

Appeal: No

Applicant:

Gabriel Aragon

Owner:

Gabriel Aragon (Aragon's Garage)

Zoning Request: From R-4 Residential Single Family District to C-1 C Commercial District with a Conditional Use for Auto Parking and/or Storage-Short Term for the auto repair shop (Aragon's Garage) located at 1904 Nogalitos Street.

Lot 11, 12 and 13, Block 21, NCB 2630

Property Location: 920 Big Foot

Southside of Big Foot, east of Nogalitos Street

Proposal: Expansion of parking lot for existing auto repair shop

Neighborhood Association: Palm Heights Neighborhood Association

Neighborhood Plan: Nogalitos/S. Zarzamora Community Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Consistent.

The Nogalitos/Zarzamora Community Plan identifies this site as Neighborhood Commercial. Neighborhood Commercial provides small areas for offices, professional services, service and shop-front retail uses that can be served by pedestrian access and are generally less than 5000 square feet.

Approval.

The requested zoning is consistent with the Nogalitos/Zarzamora Community Plan. The subject property is part of the existing auto repair shop (Aragon's Garage) located at 1904 Nogalitos Street. The subject property is adjacent to R-4 Residential Single-Family District to the south and east, to the north and C-3R General Commercial District, Restrictive Alcoholic Sales to the west and across the street to the north. The C-1 C Commercial District with a Conditional Use for Auto Parking and/or Storage-Short Term would be appropriate with the following conditions: 1. A fifteen (15) foot buffer with Type C plant materials (as required in the UDC) shall be constructed along the south and east property lines. 2. A six-foot solid fence shall be maintained along the south and east property lines. 3. Lighting will be directed so it will not illuminate the residential neighbors (90 degree full-cutoff fixtures).

Zoning Commission Recommendation:

Approval with the following conditions: 1. A fifteen (15) foot buffer with Type C plant materials (as required in the UDC) shall be constructed along the south and east property lines. 2. A six-foot solid fence shall be maintained along the south and east property lines. 3. Lighting will be directed so it will not illuminate the residential neighbors (90 degree full-cutoff fixtures).

VOTE

FOR 10

AGAINST 0

CASE MANAGER : Pedro Vega 207-7980

ABSTAIN 0

RECUSAL 0

ZONING CASE NO. Z2005063 – April 5, 2005

Applicant: Gabriel Aragon

Zoning Request: "R-4" Residential Single Family District to "C-1" C Commercial District with a Conditional Use for Auto Parking and/or Storage-Short Term for the auto repair shop (Aragon's Garage) located at 1904 Nogalitos Street.

Gabriel Aragon, 602 Saldaña, owner, stated Mr. Bobby Galvan would be representing him on this case.

Bobby Galvan, 418 Rosa Verde, representing the owner, stated Mr. Aragon has been in operation for approximately 37 years at the current location. He stated he is requesting this change in zoning to expand their facility for parking of repaired vehicles. He stated the vehicles would only be stored until the customers can pick up their vehicle. He further stated they are in agreement with staff's conditions.

FAVOR

Alan Townsend, 143 Walton, representing Nogalitos/Zarzamora Coalition, stated they are in support of Mr. Aragon's request. He stated this request is consistent and meets the goals of the Neighborhood Plan.

Diane Lang, 143 Walton, stated they are in support of this request. However she would like the following conditions be added to staff's recommendation:

1. No solid fence or wall, meaning no chain link or barbwire or razor wire.
2. Dumpsters and mechanical systems will not be place on the parcel.
3. No signage be permitted on the parcel other than what is permissible on a residential lot.
4. Lighting would be of a residential character include no tall pole lights and will be directed so that it would not aluminates the residential neighborhood.
5. No outside storage of materials.

Bobby Galvan, 418 Rosa Verde, representing the owner, stated Mr. Aragon operates an auto mechanic shop is not in the salvage business therefore there would not be any outside storage of materials of any kind.

Staff stated there were 41 notices mailed out to the surrounding property owners, 1 returned in opposition and 10 returned in favor and no response from Palm Heights Neighborhood Association.

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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 Avila to recommend a continuance until April 19, 2005.

1. Property is located on Lots 11 thru 13, Block 21, NCB 2630 at 920 Big Foot
2. There were 41 notices mailed, 1 returned in opposition and 10 in favor.
3. Staff recommends approval.

AYES: Robbins, Kissling, Sherrill, McAden, Avila, Stribling, Peel

NAYS: Martinez, Dutmer, Dixon

THE MOTION CARRIED

ZONING CASE NO. Z2005063 C – April 19, 2005

Applicant: Gabriel Aragon

Zoning Request: "R-4" Residential Single Family District to "C-1" C Commercial District with a Conditional Use for Auto Parking and/or Storage-Short Term for the auto repair shop (Aragon's Garage) located at 1904 Nogalitos Street.

Gabriel Aragon, 602 Saldana, owner, stated he is requesting this change in zoning for short term parking of operatable vehicles. He stated the subject property would strictly be used for parking of vehicles that are ready for pick up by the customers. He further stated there would be absolutely be no storage of any kind. He stated he is in agreement with City staff's conditions.

Staff stated there were 41 notices mailed out to the surrounding property owners, 1 returned in opposition and 11 returned in favor and no response from Palm Heights Neighborhood Associations and Nogalitos/Zarzamora Coalition is in favor with staff conditions.

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.

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FINDING OF CONSISTENCY OF THE MASTER PLAN

COMMISSION ACTION

The motion was made by Commissioner Cardenas-Gamez and seconded by Commissioner Avila to find consistency with the neighborhood plan.

(A verbal vote was taken)

AYES: Martinez, Robbins, Cardenas-Gamez, Kissling, Dutmer, Sherrill, McAden, Avila, Stribling, Peel

NAYS: None

RECUSED: Dixon

THE MOTION CARRIED

COMMISSION ACTION

The motion was made by Commissioner Cardenas-Gamez and seconded by Commissioner Avila to recommend approval with the following conditions: 1. A fifteen (15) foot buffer with Type C plant materials (as required in the UDC) shall be constructed along the south and east property lines. 2. A six-foot solid fence shall be maintained along the south and east property line. 3. Lighting will be directed so it will not illuminate the residential neighbors (90 degree full-cutoff fixtures).

1. Property is located on Lots 11 thru 13, Block 21, NCB 2630 at 920 Big Foot.
2. There were 41 notices mailed, 1 returned in opposition and 11 in favor.
3. Staff recommends approval.

AYES: Martinez, Robbins, Cardenas-Gamez, Kissling, Dutmer, Sherrill, McAden, Avila, Stribling, Peel

NAYS: None

RECUSED: Dixon

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.