

Notices Mailed  
 In Opposition  
 In Favor

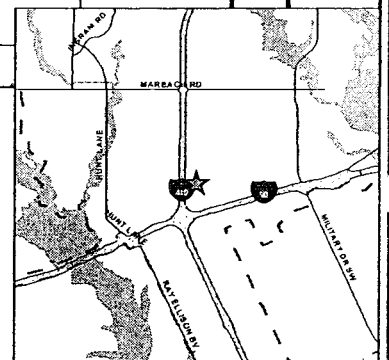
# **ZONING CASE: Z2005-113 C**

City Council District NO. 4  
 Requested Zoning Change  
 From: C-1 To C-2 C  
 Date: August 25, 2005  
 Scale: 1" = 200'

Subject Property  
 200' Notification



C:\May\_3\_2005



# CASE NO: Z2005113 CD

## Staff and Zoning Commission Recommendation - City Council

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Date: August 25, 2005

Zoning Commission Meeting Date: June 07, 2005

Council District: 4

Ferguson Map: 613 C8

**Applicant:**

Faili Enterprises, Inc.

**Owner:**

Faili Enterprises, Inc.

**Zoning Request:**

From "C-1" Commercial District to "C-2" (CD-Light Automotive Maintenance) Commercial District with a Conditional Use for Light Automotive Maintenance

Lot 8, Block 13, NCB 15504

**Property Location:**

8209 Landing Avenue

Intersection of Southwest Loop 410 and Landing Avenue

**Proposal:**

To be used for light automotive maintenance

**Neighborhood Association:**

Lackland Terrace Neighborhood Association

**Neighborhood Plan:**

None

**TIA Statement:**

A Traffic Impact Analysis (TIA) may be required at plat and/or building permit level. It is recommended that there be no access on Loop 410.

**Staff Recommendation:**

Approval

The subject property is currently vacant and located off of a major thoroughfare. The properties to the north and south are used for commercial and the property to the east is used for multi-family. C-2 CD Commercial District with a Conditional Use for Light Automotive Maintenance would be more appropriate at this site due to the multi-family development to the rear. This site would be appropriate for light automotive uses due to the location of the property and the surrounding land uses.

**Zoning Commission Recommendation:**

Approval

**VOTE**

|                |   |
|----------------|---|
| <b>FOR</b>     | 8 |
| <b>AGAINST</b> | 0 |
| <b>ABSTAIN</b> | 0 |
| <b>RECUSAL</b> | 0 |

**CASE MANAGER :** Robin Stover 207-7945

**Z2005113 CD**

**ZONING CASE NO. Z2005113 C** – June 7, 2005

Applicant: Faili Enterprises, Inc.

Zoning Request: "C-1" Commercial District to "C-2" C Commercial District with a Conditional Use for Light Automotive Maintenance.

Andy Guerrero, 3134 Renker, representing the applicant, stated their intent is to operate a light automotive maintenance facility on the subject property.

Staff stated there were 15 notices mailed out to the surrounding property owners, 1 returned in opposition and 0 returned in favor and no response from Lackland Terrace Neighborhood Association.

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 Dutmer to recommend approval.

1. Property is located on Lot 8, Block 13, NCB 15504 at 8209 Landing Avenue.
2. There were 15 notices mailed, 1 returned in opposition and 0 in favor.
3. Staff recommends approval.

**AYES: Martinez, Robbins, Dutmer, Dixon, Sherrill, McAden, Stribling, Peel**

**NAYS: None**

**THE MOTION CARRIED**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.