

CASE NO: Z2005170 CD

Staff and Zoning Commission Recommendation - City Council

Zoning Commission Continuance from August 2, 2005

Date: September 08, 2005

Zoning Commission Meeting Date: August 16, 2005

Council District: 4

Ferguson Map: 649 D6

Applicant:

Ernest Gonzales

Owner:

Ernest Gonzales

Zoning Request: From "I-1" General Industrial District to "C-3NA" (CD Auto Parking and/or Storage-Long Term) General Commercial, Nonalcoholic Sales District with Conditional Use for Auto Parking and/or Storage-Long Term

Lot 17, Block 9, NCB 8778

Property Location: 350 Price

Southside of Price east of New Laredo Highway

Proposal: Used car sales with repair service and storage

Neighborhood Association: Quintana Community Neighborhood Association

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval

The request for "C-3NA" C General Commercial District, Nonalcoholic Sales is a down zoning from the current "I-1" General Industrial District. The subject property is adjacent to "C-3" General Commercial District to the west and across the street to the north. "I-2" Heavy Industrial District to the south and to the east. The "C-3NA" CD Commercial District, Nonalcoholic Sales with Conditional Use for a Auto Parking and/or Storage-Long Term would be appropriate at this location due to the surrounding commercial uses along Price and New Laredo Highway. The subject property contains a vacant commercial building and single-family dwelling.

Zoning Commission Recommendation:

Approval with conditions 1. No more than 30 vehicles on site at any given time for storage and/or sale. 2. Each vehicle limited to 6 months maximum for storage and/or sale.

VOTE

FOR 10

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Pedro Vega 207-7980

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ZONING CASE NO. Z2005170 C – August 2, 2005

Applicant: Ernest Gonzales

Zoning Request: "I-1" General Industrial District to "C-3NA" C General Commercial District, Nonalcoholic Sales with a Conditional Use for a Auto Parking and/or Storage-Long Term.

Ernest Gonzales, owner, stated he is requesting this change in zoning to allow for a used car sales lot with repair services and storage use.

Staff stated there were 17 notices mailed out to the surrounding property owners; 0 returned in opposition and 0 returned in favor and no response from Quintana Community 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 Avila and seconded by Commissioner Dixon to recommend a continuance until August 16, 2005.

1. Property is located on Lot 17, Block 9, NCB 8778 at 350 Price.
2. There were 17 notices mailed, 0 returned in opposition and 0 in favor.
3. Staff recommends approval.

AYES: Robbins, Rodriguez, Kissling, Farias, Dixon, Sherrill, McAden, Avila, Stribling, Gray

NAYS: None

THE MOTION CARRIED

ZONING CASE NO. Z2005170 C – August 16, 2005

Applicant: Ernest Gonzales

Zoning Request: "I-1" General Industrial District to "C-3NA" C General Commercial District, Nonalcoholic Sales with Conditional Use for an Auto Parking and/or Storage-Long Term.

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Ernest Gonzales, 350 Price, owner, stated he is requesting this change in zoning to allow for a used car lot with repair services and long term parking on the subject property. He stated he is agreeable with staff's conditions.

Staff stated there were 17 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Quintana Community 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 Avila and seconded by Commissioner Robbins to recommend approval with the following conditions: 1. No more than 30 vehicles on-site at any given time for storage and/or sale; 2. Each vehicle limited to 6 months maximum for storage and/or sale.

1. Property is located on Lot 17, Block 9, NCB 8778 at 350 Price.
2. There were 17 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends approval.

AYES: Martinez, Robbins, Rodriguez, Kissling, Farias, Sherrill, McAden, Avila, Stribling, Gray

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.