

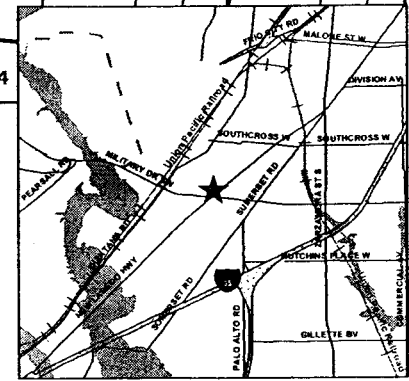


# **ZONING CASE: Z2005-215**

City Council District No. 4  
 Requested Zoning Change  
 From "I-1" To "C-3 NA"  
 Date: December 15, 2005  
 Scale: 1" = 200'

 Subject Property  
 200' Notification



# CASE NO: Z2005215

## Staff and Zoning Commission Recommendation - City Council

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**Date:** December 15, 2005

**Zoning Commission Meeting Date:** November 15, 2005

**Council District:** 4

**Ferguson Map:** 649 C7

**Applicant:**

Arturo and Maria de Lourde Monroy

**Owner:**

Arturo and Maria de Lourde Monroy

**Zoning Request:** From "I-1" General Industrial District to "C-3 NA" General Commercial Nonalcoholic Sales District

Lot 7, Block 4, NCB 8782

**Property Location:** 1273 New Laredo Highway

North of the Intersection of Southwest Military Drive and New Laredo Highway

**Proposal:** To operate a used car lot

**Neighborhood Association:** Quintana Community Association

**Neighborhood Plan:** None

**TIA Statement:** A Traffic Impact Analysis is not required.

**Staff Recommendation:**

**Approval.**

The subject property is currently undeveloped and located north of the intersection of two major thoroughfares (New Laredo Highway and Southwest Military Drive). The surrounding properties are zoned for industrial use and are primarily auto repair facilities. There is a school located to the north on the other side of one of the auto repair shops. "C-3 NA" commercial would be a down zoning from industrial. The proposed car lot would be appropriate at this location.

This case was heard on September 20, 2005 by Zoning Commission and on October 13, 2005 by City Council. City Council sent the case back to Zoning Commission for the consideration of a non-alcoholic sales designation.

**Zoning Commission Recommendation:**

Approval

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

**VOTE**

<b>FOR</b>	11
<b>AGAINST</b>	0
<b>ABSTAIN</b>	0
<b>RECUSAL</b>	0

**Z2005215**

**ZONING CASE NO. Z2005215 -- November 15, 2005**

Applicant: Arturo and Maria de Lourde Monroy

Zoning Request: "I-1" General Industrial District to "C-3 NA" General Commercial  
Nonalcoholic Sales District.

Roland Salinas, 1534 Villa Del Sol, representing the owner, stated they propose to operate a used car lot.

Staff stated there were 9 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and no responses from the Quintana Community 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 Rodriguez to recommend approval.

1. Property is located on Lot 7, Block 4, NCB 8782 at 1273 New Laredo Highway.
2. There were 9 notices mailed, 0 returned in opposition and 2 in favor.
3. Staff recommends approval.

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

**NAYS: None**

**THE MOTION CARRIED.**

#### **RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.