

CASE NO: Z2005245 CD

Staff and Zoning Commission Recommendation - City Council

Zoning Commission continuance from November 1, 2005

Date: December 15, 2005

Zoning Commission Meeting Date: November 15, 2005

Council District: 10

Ferguson Map: 583 E3

Applicant:

Richard Gomez

Owner:

Richard Gomez

Zoning Request: From "C-2" Commercial District to "C-2" (CD-Automotive Repair Shop) Commercial District with a Conditional Use for a Automotive Repair Shop

Lot 22, Block 34, NCB 9073

Property Location: 1251 Austin Highway

North corner of Austin Highway and Seidel

Proposal: To expand existing automotive repair shop

Neighborhood Association: Terrell Heights Neighborhood Association and Wilshire Village Neighborhood Association (within 200 feet)

Neighborhood Plan: Northeast Inner Loop Neighborhood Plan

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Consistent.

The Northeast Inner Loop Neighborhood Plan identifies this site as Community Commercial. On November 1, 2005 the application was amended to a "C-2" (CD Automotive Repair Shop), therefore, an amendment to the neighborhood plan is not required.

The applicant amended his initial request of "C-3" General Commercial District to "C-2" (CD-Automotive Repair Shop) Commercial District with a Conditional Use for a Automotive Repair Shop to be consistent with the plan.

Approval

Consistent with the Northeast Inner Loop Community Plan. The subject property contains a small shopping plaza (Terrell Seidel Plaza) and vacant commercial building. The vacant commercial building is located on Austin Highway, a major thoroughfare. The subject property is adjacent to "C-3R" Restrictive General Commercial District to the northwest and northeast, with "C-3" General Commercial District across Seidel to the west. The applicant wishes to use the vacant commercial building for the expansion of an existing automotive repair shop located at 1253 Austin Highway. The zoning change would be appropriate with the following conditions 1. No more than 8 vehicles on site at any given time for repair or storage. 2. Each vehicle limited to 2 months maximum for storage. 3. No storage of junk vehicles. 4. Vehicles must be licensed. 5. No freestanding signage will be permitted. 6. Dumpsters must be screened from public view. 7. Lighting will be placed to direct the light away from adjoining properties and traffic.

Zoning Commission Recommendation:

Approval with conditions: 1. No more than 8 vehicles on site at any given time for repair or storage. 2. Each vehicle limited to 2 months maximum for storage. 3. No storage of junk vehicles. 4. Vehicles must be licensed. 5. No freestanding signage will be permitted. 6. Dumpsters must be screened from public view. 7. Lighting will be placed to direct the light away from adjoining properties and traffic.

VOTE

FOR 10

AGAINST 1

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Pedro Vega 207-7980

Z2005245 CD

ZONING CASE NO. Z2005245 CD -- November 15, 2005

Applicant: Richard Gomez

Zoning Request: "C-2" Commercial District to "C-2" (CD-Automotive Repair Shop)
Commercial District with a Conditional use for an Automotive Repair Shop.

Andy Guerrero, 3134 Renker, representing the owner, stated that at the November 1st Zoning Commission they amended their request to a "C-2 CD" for an Automotive Repair Shop and they have no objection to the conditions recommended by staff.

Staff stated there were 17 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and no responses from the Terrell Heights Neighborhood Association and Wilshire Village 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.

FINDING OF CONSISTENCY OF THE MASTER PLAN

COMMISSION ACTION

The motion was made by Commissioner Robbins and seconded by Commissioner McAden to find consistency with the neighborhood plan.

(A verbal vote was taken)

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

NAYS: None

THE MOTION CARRIED.

COMMISSION ACTION

The motion was made by Commissioner Robbins and seconded by Commissioner Marshall to recommend approval per staff recommendation with conditions.

1. Property is located on Lot 22, Block 34, NCB 9073 at 1251 Austin Highway.
2. There were 17 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.

Z2005245 CD

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.