



ZONING CASE: Z2005-270 CD

City Council District No. 5
 Requested Zoning Change
 From "R-4" To "R-4 CD"
 Date: January 12, 2006
 Scale: 1" = 200'

Subject Property
 200' Notification



C:\Nov_1_2005



CASE NO: Z2005270 CD

Staff and Zoning Commission Recommendation - City Council

Zoning Commission continuance from December 6, 2005 to consider conditional zoning

Date: January 12, 2006

Zoning Commission Meeting Date: December 20, 2005

Council District: 5

Ferguson Map: 616 A6

Applicant:

Sandra Gonzalez

Owner

Sandra Gonzalez

Zoning Request:

From "R-4" Residential Single Family District to "R-4" (CD-Commerical Parking Lot) Residential Single Family District with a Conditional use for a Commercial Parking Lot

Lots 15 through 18, Block 1, NCB 2446

Property Location:

2116 Guadalupe Street and 923, 915 Montezuma

South east of South Chupaderas and Guadalupe Street

Proposal:

To be utilized for a parking lot

Neighborhood Association:

Avenida Guadalupe Neighborhood Association

Neighborhood Plan:

None

TIA Statement:

A Traffic Impact Analysis is not required

Staff Recommendation:

Approval of "R-4" (CD-Commerical Parking Lot) Residential Single-Family District with a Conditional use for a Commercial Parking Lot. The requested rezoning is for properties that are contiguous to "C-2" zoning, which face Guadalupe Street. The intended use for the request is to construct a parking lot for a business. "C-2" zoning is to the north and "R-4" zoning surrounds the rest of the property. The parking lot will be accessed from Guadalupe Street.

Staff recommends the following conditions:

1. Lighting shall be directed away from adjacent properties using 90 degree cutoff fixtures
2. No ingress or egress to Montezuma.
3. Type "B" Landscape buffers shall be required on the sides abutting lots14 and Tract A .

Zoning Commission Recommendation

Approval with conditions:1. Lighting shall be directed away from adjacent properties using 90 degree cutoff fixtures. 2. No ingress or egress to Montezuma. 3. Type "B" Landscape buffers shall be required on the sides abutting lots14 and Tract A .

CASE MANAGER : Richard Ramirez 207-5018

VOTE

FOR	8
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2005270 CD

ZONING CASE NO. Z2005270 – December 6, 2005

Applicant: Sandra Gonzalez

Zoning Request: "R-4" Residential Single-Family District to "O-1" Office District.

Sandra Gonzalez, 214 Medical Blvd., owner, stated that the property will be utilized for a parking lot for a restaurant.

Staff stated there were 47 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from the Avenida Guadalupe 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 Rodriguez and seconded by Commissioner Sherrill to recommend approval of "R-4 C" (Conditional use for a Commercial Parking Lot) per staff recommendation.

1. Property is located on Lots 15 through 18, Block 1, NCB 2446 at 2116 Guadalupe.
2. There were 47 notices mailed, 0 returned in opposition and 0 in favor.
3. Staff recommends denial of "O-1" Office District and approval of "R-4 C" (Conditional use for a commercial parking lot).

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

NAYS: None

THE MOTION CARRIED

ZONING CASE NO. Z2005270 CD – December 20, 2005

Applicant: Sandra Gonzalez

Zoning Request: "R-4" Residential Single-Family District to "R-4" (CD-Commercial Parking Lot) Residential Single Family District with a Conditional use for a Commercial Parking Lot.

Sandra Gonzalez, 214 Medical Blvd., owner, stated that the property will be utilized for a parking lot for a restaurant.

Z2005270 CD

Staff stated there were 47 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from the Avenida Guadalupe 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 Rodriguez and seconded by Commissioner Avila to recommend approval of "R-4 C" (Conditional use for a Commercial Parking Lot) with the following conditions:

1. Lighting shall be directed away from adjacent properties using 90 degree cutoff fixtures.
 2. No ingress or egress to Montezuma.
 3. Type "B" Landscape buffers shall be required on the sides abutting lots 14 and Tract A.
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1. Property is located on Lots 15 through 18, Block 1, NCB 2446 at 2116 Guadalupe.
 2. There were 47 notices mailed, 0 returned in opposition and 0 in favor.
 3. Staff recommends denial of "O-1" Office District and approval of "R-4 C" (Conditional use for a commercial parking lot).

AYES: Martinez, Robbins, Rodriguez, Marshall, Sherrill, McAden, Stribling, Gray

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.