

Notices Mailed
 In Opposition
 In Favor

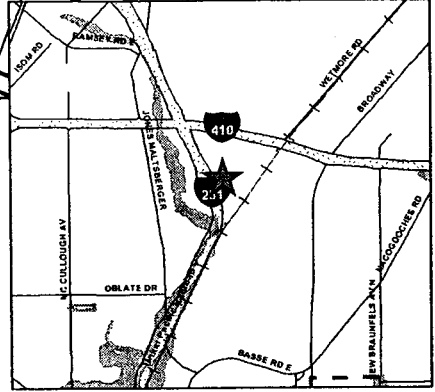
ZONING CASE: Z2006-024

City Council District No. 1
 Requested Zoning Change
 From "I-1" To "L"
 Date: March 9, 2006
 Scale: 1" = 200'

■ Subject Property
 ○ 200' Notification



C:\Feb. 7, 2006



CASE NO: Z2006024

Staff and Zoning Commission Recommendation - City Council

Date: March 09, 2006

Zoning Commission Meeting Date: February 07, 2006

Council District: 1

Ferguson Map: 551 A7

Applicant:

Owner:

Ironwood Partners, Ltd.

Ironwood Partners, Ltd.

Zoning Request: From "I-1" General Industrial District to "L" Light Industrial District

0.396 acres out of Block 3A, NCB 11954

Property Location: 8330 US Highway 281 North

Between US Highway 281 North and Eastern Avenue approximately 175 feet south of Hallmark Drive

Proposal: Automobile sales and service (BMW Center)

Neighborhood Association None

Neighborhood Plan: None

Traffic Impact Analysis

A Traffic Impact Analysis is not required. The lot of approximate 0.396-acres is currently zoned "I-1". The current zoning on a lot of that size would have generated an extremely limited number of vehicle trips without being included with a larger development. The property is proposed to be zoned "L". Typical property zoned L should generate less hourly traffic, but greater daily traffic than "I-1". The property is proposed to be developed with surrounding property into new car auto sales and service. The proposed total new car sale with a building size of 16,000 square feet is projected to generate 533 daily vehicle trips. The surrounding road systems are capable of handling this traffic volume.

The TIA Division recommends support of re-zoning.

Staff Recommendation:

Approval

The subject property is currently vacant and is surrounded by properties zoned for "I-1" General Industrial District. The subject property is approximately 0.396 acres and was purchased for the purpose of expanding the existing BMW Center. "L" Light Industrial District would be a down zoning from the existing "I-1" General Industrial District. The "L" Light Industrial District would be appropriate at this location and compatible with the existing uses.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Pedro Vega 207-7980

VOTE

FOR	10
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2006024

ZONING CASE NO. Z2006024- February 7, 2006

Applicant: Ironwood Partners, Ltd.

Zoning Request: "I-1" General Industrial District to "L" Light Industrial District.

Dan Briggs, 153 Treeline Park, owner, stated they are proposing to develop an automobile sales and service center on the subject property. He stated the existing facility currently is on two lots, which is zoned "I-1" with a portion on "C-3" along 281 frontage. He stated this structure was built in late 2000, which was in accordance with the UDC (Unified Development Code) then. Unfortunately, the new UDC does not allow "I-1" zoning for a new car dealership, which is the purpose of this request.

Staff stated there were 6 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor.

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 Gray and seconded by Commissioner Robbins to recommend approval.

1. Property is located on 0.396 acres out of Block 3A, NCB 11954 at 8330 U. S. Highway 281 North.
2. There were 6 notices mailed, 0 returned in opposition and 2 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.