

CASE NO: Z2006003

Staff and Zoning Commission Recommendation - City Council

Date: February 09, 2006

Zoning Commission Meeting Date: January 17, 2006

Council District: 8

Ferguson Map: 549 A3

Applicant: Greg Spence

Owner: Bullish Resources

Zoning Request: From PUD "C-3" Planned Unit Development General Commercial District and PUD "MF-33" Planned Unit Development Multi-Family District to "C-3" General Commercial District

Property Location: Lot 18, Block 1, NCB 15017

10739 IH 10 West

Property located along Expo Boulevard and IH-10 West, south of Huebner Road.

Proposal: Auto Dealership

Neighborhood Association: Vance Jackson Neighborhood Association

Neighborhood Plan: None

Traffic Impact Analysis:

^ Traffic Impact Analysis is not required.

Staff Recommendation:

Approval.

The subject property is part of a plat that contains approximately 5 acres and is planned for an automobile sales lot. Approximately half of the plat is located adjacent to Interstate I-10 and is already zoned C-3. Building plans have been approved and building has commenced on the site with the previous zoning. This zoning change enables the portion of the property currently zoned PUD MF-25 to be used to display and store cars for sale. The use of this area for car sales should not have an adverse effect on the apartment buildings to the northeast and homes to the southeast because they are buffered by an existing drainage easement. To the northwest is another car lot.

Zoning Commission Recommendation:

Approval

VOTE

FOR 10

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Trish Wallace 207-0215

Z2006003

ZONING CASE NO. Z2006003 – January 17, 2006

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Zoning Request: PUD "C-3" Planned Unit Development General Commercial District
and PUD "MF-33" Planned Unit Development Multi-Family District
to "C-3" General Commercial District.

Sia Sayyadi, 438 W. Maplewood, representing the applicant, stated their intent is to operate an auto dealership on the subject property. He stated he has been in contact with the surrounding neighbors and the neighborhood association who are in support of this request.

Staff stated there were 18 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 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 Stribling and seconded by Commissioner McAden to recommend approval.

1. Property is located on Lot 40 and 42, Block 1, NCB 8857 at 3014 Rivas Street.
2. There were 45 notices mailed, 0 returned in opposition and 0 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.