

_____ Notices Mailed
 _____ In Opposition
 _____ In Favor

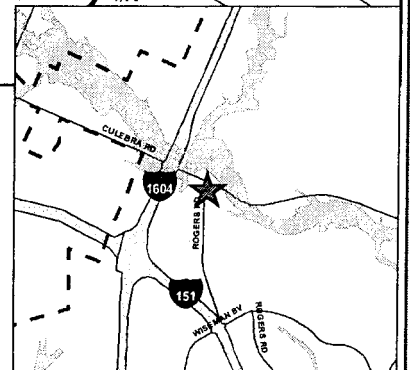
ZONING CASE: Z2006-058 CD

City Council District No. 6
 Requested Zoning Change
 From "R-6" To "R-6 CD"
 Date: April 20, 2006
 Scale: 1" = 200'

[Shaded Box] Subject Property
 [Circle] 200' Notification



C:\Feb_7_2006



CASE NO: Z2006058 CD

Staff and Zoning Commission Recommendation - City Council

Date: April 20, 2006

Zoning Commission Meeting Date: March 21, 2006

Council District: 6 **Ferguson Map:** 578 C3

Applicant: Owner

Marcia S. Munoz Green Herrington & Howell LLC

Zoning Request: From "R-6" Residential Single-Family District to "R-6" (CD) Residential Single-Family District with a Conditional Use for a Non-Commercial Parking Lot

Lot 18, Block 1, NCB 17637

Property Location: 10554 Culebra

Mountain View and Rogers Road

Proposal: To operate an auto parts store

Neighborhood Associatio None

Neighborhood Plan: None

Traffic Impact Analysis:

A Traffic Impact Analysis is not required.

Staff Recommendation:

Denial as requested and approval of C-2NA.

The original request was ammended from "R-6" to "R-6" (CD) Residential Single-Family District with a Conditional Use for a Non-Commercial Parking Lot.

The subject has commercial zoning to the north and west. The property to the east is vacant and zoned R-6. The current zoning does not reflect the current uses in the area. Rogers Road has a mix of Light Industrial and Commercial uses.

The subject property is located at the intersection of two arterials, Culebra Road and Rogers Road. Normally C-3 would be recommended at such an intersection. However, this property is located in a residential subdivision. Due to development along the Culebra Road corridor and the extension and upgrade of Rogers Road, this intersection has developed as a commercial node. The property's location in this commercial node may be more suitable for commercial development. C-2 is more appropriate based on its location at the fringe of the residential neighborhood. Furthermore, the proposed use, an auto parts store, is permitted in the C-2 District. The subject has Commercial zoning to the north and west. The property to the east is vacant and zoned R-6. The current zoning does not reflect the current uses in the area. Rogers Road has a mix of Light Industrial and Commercial uses.

Zoning Commission Recommendation

Approval of R-6 CD(Conditional use for a Non-Commercial Parking Lot)

CASE MANAGER : Richard Ramirez 207-5018

VOTE

FOR 10

AGAINST 0

ABSTAIN 0

RECUSAL 0

Z2006058 CD

ZONING CASE NO. Z2006058 – March 7, 2006

Applicant: Marcia S. Munoz

Zoning Request: "R-6" Residential Single Family District to "C-3NA" General
Commercial Nonalcoholic Sales District.

Applicant/Representative not present.

Staff stated there were 15 notices mailed out to the surrounding property owners, 0
returned in opposition and 3 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 Martinez and seconded by Commissioner
Robbins to recommend a continuance until March 21, 2006.

1. Property is located on Lot 18, Block 1, NCB 17637 at 10554 Culebra.
2. There were 15 notices mailed, 0 returned in opposition and 3 in favor.
3. Staff recommends denial as requested and approval of "C-2NA".

**AYES: Avila, Robbins, Rodriguez, Westheimer, Gadberry, Marshall, Sherrill,
Wright, Martinez, Stribling, Gray**

NAYS: None

THE MOTION CARRIED

ZONING CASE NO. Z2006058 – March 21, 2006

Applicant: Marcia S. Munoz

Zoning Request: "R-6" Residential Single Family District to "C-3NA" General
Commercial Nonalcoholic Sales District.

Z2006058 CD

Sia Sayyadi, 438 W. Maplewood, representing the applicant, stated he the property is currently being used as a body shop and there are several vehicles parked on the "R-6" lot waiting to be repaired. The proposed use for the subject property would be an Advance Auto for auto parts sales. He stated he has met with the neighborhood association and their concern was should the zoning be change to commercial would encourage more commercial encroachment which is why he would like to amend his request to "R-6" C for an auto parts store.

Staff stated there were 15 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 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 Martinez and seconded by Commissioner Gray to recommend approval of the applicant's amendment to "R-6" C Conditional Use for parking and this is based on the understanding that staff will work out the refuse, location and such prior to it going to Council.

1. Property is located on Lot 18, Block 1, NCB 17637 at 10554 Culebra.
2. There were 15 notices mailed, 0 returned in opposition and 3 in favor.
3. Staff recommends denial as requested and approval of "C-2NA".

**AYES: Avila, Robbins, Rodriguez, Westheimer, Gadberry, Marshall, Sherrill,
Wright, Martinez, Gray**

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.