

Owner: Daniel and Cindy Galindo  
Applicant: Daniel and Cindy Galindo  
Location: 9601 Interstate 30  
Area: 0.466 Acre  
Request: Rezone from C-3 to C-4  
Purpose: Auto sales  
Existing Use: Auto glass business

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SURROUNDING LAND USE AND ZONING

North – Mixed commercial and light industrial uses (across I-30); zoned C-3, C-4 and I-2

South – Mixed light industrial uses and undeveloped property; zoned I-2

East – Mixed commercial and light industrial uses (including a motel and night club); zoned R-2, C-3, C-4 and I-2

West – Mixed commercial and light industrial uses; zoned C-3 and I-2

A. PUBLIC WORKS COMMENTS:

No Comments.

B. PUBLIC TRANSPORTATION ELEMENT:

The site is not located on a Rock Region Metro bus route. Routes #17 (Mabelvale/Downtown Route), #22 (University Avenue/Mabelvale Route) and #23 (Baseline/Southwest Route) run along Baseline Road to the south.

C. PUBLIC NOTIFICATION:

All owners of property located within 200 feet of the site and the Town and Country and SWLR United for Progress Neighborhood Associations were notified of the public hearing.

D. LAND USE ELEMENT:

Planning Division: This request is located in Geyer Springs West Planning District. The Land Use Plan shows Commercial (C) for this property. The Commercial category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve. The applicant has applied for rezoning from C3 CUP (General Commercial District) (Conditional Use Permit) to C4 (Open Display District) to allow for an auto sales lot.

Master Street Plan: North of the property is I-30 and it is shown as a Freeway on the Master Street Plan. The primary function of a Freeway is to serve through long distance trips. Freeways are always designed as full access control roads (no direct access) Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on I-30 since it is a Freeway.

Bicycle Plan: There are no bike routes shown in the immediate vicinity.

E. STAFF ANALYSIS:

David and Cindy Galindo, owners of the 0.466 acre property located at 9601 Interstate 30, are requesting to rezone the property from "C-3" General Commercial District to "C-4" Open Display District. The property is located on the south side of Interstate 30, east of Production Drive. The rezoning is proposed to allow use of the property as an auto sales business.

The property is occupied by a one-story commercial building located along the east property line. A metal awning structure is located at the southeast corner of the property. Paved parking is located on the north, south and west sides of the commercial building. An access driveway from the Interstate 30 frontage road is located near the center of the property along the front (north) property line.

The property is located in an area of mixed commercial and industrial uses and zoning. A motel and night club are located immediately east of the site, with a mixture of commercial and light industrial uses to the west. Mixed commercial and light industrial uses are located to the north, across Interstate 30. Industrial zoned properties are located to the south.

The City's Future Land Use Plan designates this property as Commercial (C). The proposed C-4 zoning does not require an amendment to the future plan.

Staff is supportive of the requested rezoning. Staff views the request as reasonable. As noted previously, the property is located within an area of mixed light industrial and commercial uses and zoning. The property was previously zoned light industrial, prior to its current C-3 zoning. The requested C-4 zoning will

be consistent with the existing zoning pattern for this general area along Interstate 30. The proposed zoning and use of the property will be compatible with the surrounding uses, and should have no adverse impact on the adjacent properties or the general area.

F. STAFF RECOMMENDATION:

Staff recommends approval of the requested C-4 rezoning.

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PLANNING COMMISSION ACTION:

(OCTOBER 26, 2017)

The applicant was present. There were no objectors present. Staff presented the application with a recommendation of approval.

The application was placed on the Consent Agenda for approval as recommended by staff. The vote was 11 ayes, 0 nays and 0 absent. The application was approved.