



**Environmental
Planning
Commission**

**Agenda Number:10
Project #: 1011337
Case #: 17EPC-40031
September 14, 2017**

Staff Report

Agent	SMPC Architects
Applicant	Bestway Investments, LLC d/b/a Fiesta Auto Group
Request	Zone Map Amendment
Legal Description	vacated alley lying south of Lots A-1, A-D and the westerly 20 feet of Lot E, and north of Lot P-3, and the southern half of the alley north of Lot P-4; the vacated alley lying south of the easterly 5 feet of Lot E and all of Lots F-K; the vacated alley south of and adjacent to Lot K-1; Lot P-3; and Lot P-4 of Block 14, Del Norte Subdivision of Williamson's Replat
Location	on Lomas Blvd. NE, east of Louisiana Blvd. NE, between Chama St. NE and Grove St. NE
Size	Approximately 0.7 acre
Existing Zoning	P
Proposed Zoning	C-2

Staff Recommendation

DEFERRAL of 17EPC-40031, based on the Findings below, for 30 days, to the October 12, 2017 hearing.

Staff Planner

Catalina Lehner, AICP-Senior Planner

Summary of Analysis

The request is for a zone map amendment for an approx. 0.7 acre site, zoned P, which is the southern portion of a C-2 zoned lot fronting Lomas Blvd. NE. The applicant wants to expand a vehicle sales business and construct a new building, which would encroach upon the P zoned area. The P zone only allows parking.

The subject site lies in an Area of Change. The La Mesa Sector Development Plan applies.

The affected neighborhood organizations and property owners were notified, as required. However, the District 6 Coalition was inadvertently omitted from the correspondence provided to the applicant. A 30 day deferral is needed so that complete notification can occur.

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