



## Community Development – Zoning Division

John Pederson – Division Manager

### **ZONING CASE**

Z-39-2022

### **SITE BACKGROUND**

Applicant	Carlos H Munoz Serrano
Phone	404-201-1892
Email	cmsconcrete2@yahoo.com
Representative Contact	Carlos H Munoz Serrano
Phone	404-201-1892
Email	cmsconcrete2@yahoo.com
Titleholder	Carlos Munoz
Property Location	Located on the north side of Lions Club Drive, west of Glore Drive
Address	Lions Club Drive, Glore Drive
Access to Property	Lions Club Drive

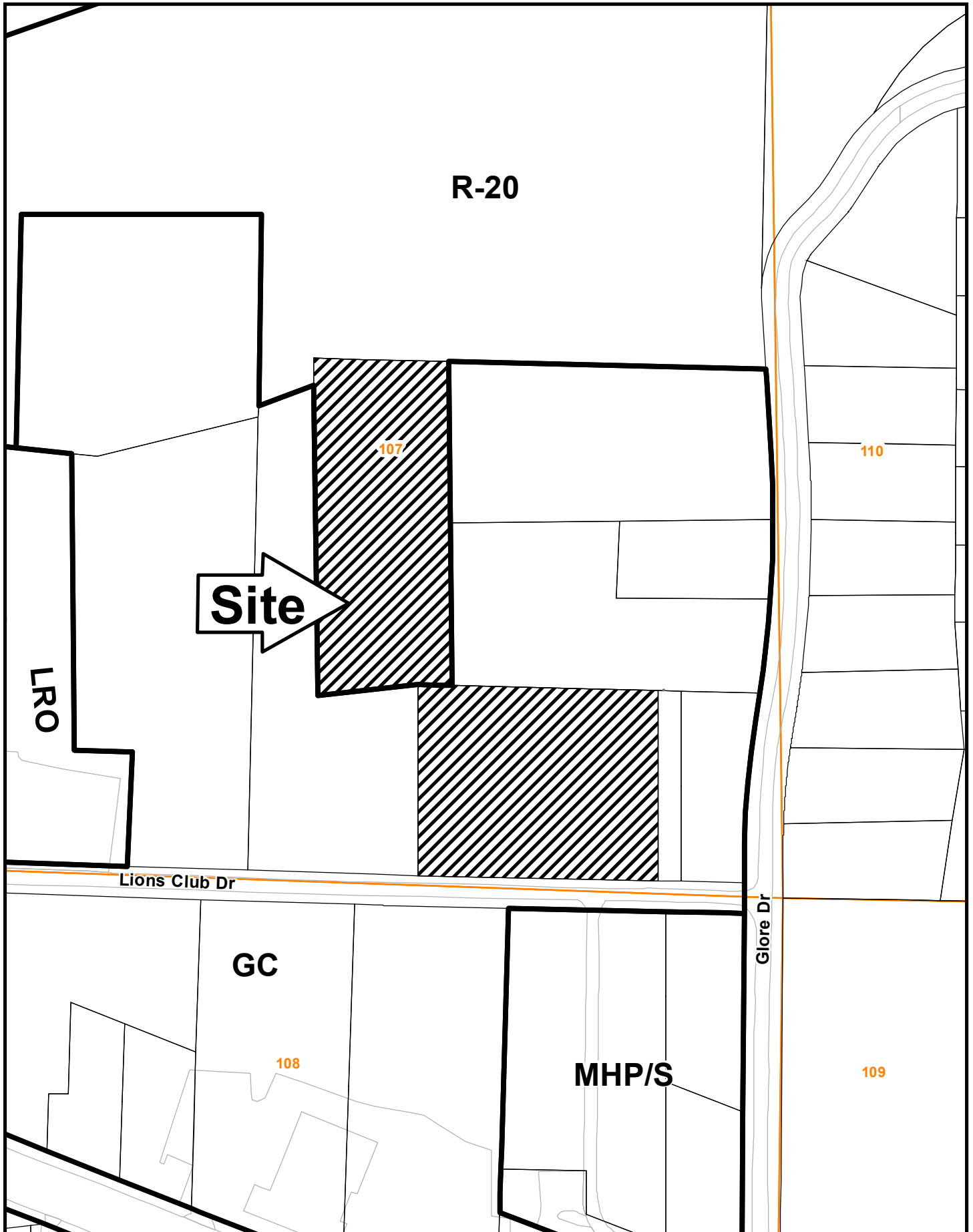
### **QUICK FACTS**

Commission District	4-Sheffield
Current Zoning	GC, R-20
Current Use of Property	Undeveloped, wooded lot
Proposed Zoning	LI
Proposed Use	Parking Lot
Future Land Use	LDR
Site Acreage	3.44
District	17
Land Lot	107
Parcel #	17010700050, 17010700150
Taxes Paid	Yes

### **FINAL ZONING STAFF RECOMMENDATIONS**



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# Z-39 2022 GIS



This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200 Feet

 Zoning Boundary  
 City Boundary







# Z-39 Aerial Map



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0 100 200 Feet

 Zoning Boundary  
 City Boundary





Application No. Z-3A

## Summary of Intent for Rezoning

Part 1. Residential Rezoning Information (attach additional information if needed)

- a) Proposed unit square-footage(s): n/a
- b) Proposed building architecture: n/a  
V/A
- c) List all requested variances: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) Proposed use(s): ONE ONLY to Park Vehicles  
10-12 Vehicles
- b) Proposed building architecture: no buildings -
- c) Proposed hours/days of operation: 7:00 am - 6:00 pm  
Monday - Friday ; some Saturday
- d) List all requested variances: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Part 3. Other Pertinent Information (List or attach additional information if needed)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?

(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).

NO

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2022 DIVISION

- a) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

The use that we want to give the property is for parking only, that means that neither we nor our vehicles would be on the site during the day except days of bad weather and holidays, then the property will not have exactly the same use as the properties adjacent and nearby, taking into account that our most immediate neighbors are a mobile home complex, a future church and some houses, give the little traffic of vehicles and the little activity in general that there is in the area, we believe that our arrive will not cause no impediment to the proper use and development of the neighborhood.

- b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;

The zoning proposal will not negatively affect the existing use of the adjacent or nearby property, since as mentioned above it will only be for a parking lot, our work sites are far the area so we would not cause any inconvenience to not facilitate the use anymore existing from nearby property.

- c) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

The property if it will have a reasonable economic use to those of the currently zoned

- d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;

As I mentioned above our work is not in the area, so we will not make excessive use of the streets in the area, since we would only leave in the morning and return in the afternoon, we do not have vehicles as large as trailers to mentioned one, so we do not have much activity in the area.

- e) Whether the zoning proposal is in conformity with the policy and intent of the land use plan and;

If we would be in accordance with the policies!!

- f) Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal;

They do not exist!!