



ZONING CASE: Z2002-195

City Council District No. 8
Requested Zoning Change
From: "O-2" To: "C-1"
Date: December 12, 2002
SCALE: 1" = 250'

Subject Property

200' Notification



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CASE NO: Z2002195

Continuance from October 15, 2002

Zoning Commission Meeting Date: November 19, 2002

Council District: 8

Ferguson Map: 546 F5

Appeal: No

Applicant:

Joe Nix

Owner

Dallas Daughtry & Associates

Zoning Request: From "O-2" Office District to "C-1" Commercial District.

Lot 25, NCB 18230

Property Location: 9599 Braun Road

Applicants Proposal: To permit a retail nursery and the development of retail pad sites

Staff Recommendation:

Approval. This site was apparently platted for commercial use probably general retail. An apartment project at this location would add an additional student load to area schools. "C-1" Commercial District permits Nursery - Retail (No Growing Plants on Site Permitted) and a broad variety of other service and retail uses, for a neighborhood.

Zoning Commission Recommendation:

Approval

VOTE

FOR	10
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2002195

ZONING CASE NO. Z2002195 October 15, 2002

Applicant: John T. Saunders

Zoning Request: "O-2" Office District to "C-3" Commercial District.

John Saunders, representing the owner, stated he has met with Commissioner Morell and Councilwoman Conner's staff he would like to request a 30 day continuance to have more time to meet with the homeowners association and the historical board. He would also like to amend his request to "C-1".

Staff stated there were 53 notices mailed out to the surrounding property owners, 17 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 motions was made by Commissioner Morell and seconded by Commissioner Sherrill to recommend a continuance until November 19, 2002.

1. Property is located on Lot 25, NCB 18230 at 9599 Braun Road.
2. There were 53 notices mailed, 17 returned in opposition and 1 returned in favor.
3. Staff recommends denial.

**AYES: Mehringer, Grau, Cardenas-Gamez, Kissling, McGowan, Hophan, Sherrill,
McAden, Avila, Morell, Martinez**

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.

Z2002195

ZONING CASE NO. Z2002195 November 19, 2002

Applicant: Joe Nix

Zoning Request: "O-2" Office District to "C-1" Commercial District.

Joe Nix, 11550 IH 10 W., representing the owner, stated their intent is to use the property as a retail nursery. He stated he agrees to a sign height restriction.

Staff stated there were 53 notices mailed out to the surrounding property owners, 21 returned in opposition and 1 returned in favor, Braun Farms Neighborhood Association are in opposition and Northwest Community Plan will require a plan amendment.

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 Morell and seconded by Commissioner McAden to recommend approval.

1. Property is located on Lot 25, NCB 18230 at 9599 Braun Road.
2. There were 53 notices mailed, 3 returned in opposition and 4 returned in favor.
3. Staff recommends approval.

AYES: Mehringer, Grau, Cardenas-Gamez, Kissling, Hophan, Sherrill, McAden, Avila, Morell, Martinez

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.