

## ZONING CASE: Z2002-252

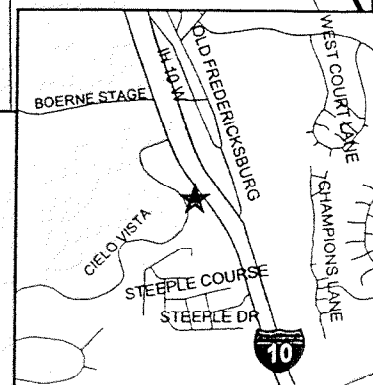
City Council District NO. 8  
 Requested Zoning Change  
 From: "O-2" To "C-2"  
 Date: JANUARY 9, 2003  
 Scale: 1" = 200'

□ Subject Property  
 ○ 200' Notification

T-8  
 p.479  
 E-3



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# CASE NO: Z2002252

**Zoning Commission Meeting Date:** December 17, 2002

**Council District:** 8

**Ferguson Map:** 479 E2

**Appeal:**

**Applicant:**

Kaufman & Associates, Inc.

**Owner**

LS Boardwalk LLC, Jim Ellis Trustee

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

.5671 of an acre out of Parcels 22 & 24, NCB 34730

**Property Location:** 23535 IH-10 West

Situated between Cielo Vista Drive and I. H. 10 West

**Applicants Proposal:** To expand the existing commercially zoned portion of this tract thereby permitting retail sales

**Staff Recommendation:**

Approval.

While deepening the commercial zoning on this segment of IH 10 would encourage strip commercial development, the extreme topography of the subject site would help mitigate negative impacts such a zone change might normally have on adjoining or nearby residential properties. Case Z2001243, which rezoned the front portion of this property to "C-3" Commercial District, set a precedent which makes the proposed change minor in comparison. Existing office zoning between the subject site and Cielo Vista Drive would provide an added buffer protecting residential uses to the west.

**Zoning Commission Recommendation:**

Approval.

**VOTE**

<b>FOR</b>	10
<b>AGAINST</b>	0
<b>ABSTAIN</b>	0
<b>RECUSAL</b>	0

**Z2002252**

**ZONING CASE NO. Z2002252** December 17, 2002

Applicant: Kaufman & Associates, Inc.

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

Rob Killen, 100 W. Houston, representing the owner, stated the purpose of this request is to expand the existing commercially zoned portion.

Staff stated there were 9 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Cielo Vista Neighborhood Association.

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 Grau to recommend approval.

1. Property is located on 0.5671 of an acre out of Parcels 22 & 35, NCB 34730 at 23535 IH 10 West.
2. There were 9 notices mailed, 0 returned in opposition and 1 returned in favor.
3. Staff recommends approval.

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

**NAYS: None**

THE MOTION CARRIED.

#### **RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.