

CASE NO: Z2002242

Zoning Commission Meeting Date: December 17, 2002

Council District: 10

Ferguson Map: 553 B1

Appeal:

Applicant:

Thomas D. Roland

Owner

Thomas D Roland

Zoning Request:

From "R-6" Residential Single-Family District to "C-3NA" Commercial Nonalcoholic Sales District.

Parcel 14B, NCB 15724

Property Location:

In the rear of 13242 Lookout Road

Approximately 350 feet south of the intersection of Lookout Road and Lookout Way, but lacking street frontage (land locked).

Applicants Proposal:

To make the zoning consistent with adjacent properties. The subject site is to be developed in conjunction with lots currently fronting Lookout Way.

Staff Recommendation:

Approval.

This residentially zoned tract is completely surrounded by commercial and industrial zoning, isolating it from other residential parcels. The area is characterized by scattered vacant tracts and office/industrial uses. A railroad line right-of-way with tracks to the north separate the nearest residential subdivision from commercial activity on the south side of Lookout Road.

"C-3 NA" would be an appropriate zoning classification for the subject tract considering adjoining zoning and nearby uses.

Note: This property will have to be properly platted in order to obtain a building permit.

Zoning Commission Recommendation:

Approval.

VOTE

FOR 10

AGAINST 0

ABSTAIN 0

RECUSAL 0

Z2002242

ZONING CASE NO. Z2002242 December 17, 2002

Applicant: Thomas D. Roland

Zoning Request: "R-6" Residential Single-Family District to "C-3NA" Commercial Nonalcoholic Sales District.

Paul Denim, 13424 West Avenue, representing the owner, stated they are requesting this change in zoning so that it is compatible with the surrounding area.

Staff stated there were 16 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and no response from Valley Forge 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 Grau and seconded by Commissioner McAden to recommend approval.

1. Property is located on Parcel 14B, NCB 15724 at in the rear of 13242 Lookout Road.
2. There were 16 notices mailed, 0 returned in opposition and 2 returned in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.