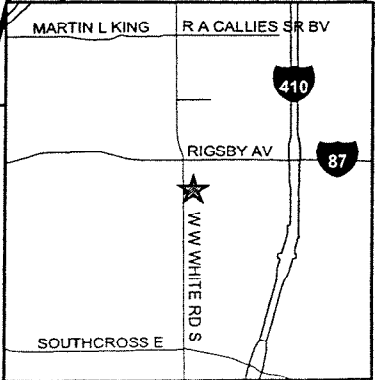


☐ Notices Mailed  
☐ In Opposition  
☐ In Favor

**ZONING CASE: Z2003-006**  
 City Council District NO. 2  
 Requested Zoning Change  
 From: "R-5" To "C-2"  
 Date: March 13, 2003  
 Scale: 1" = 200'

☐ Subject Property  
☐ 200' Notification



# CASE NO: Z2003006

## Staff and Zoning Commission Recommendation - City Council

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**Date:** March 13, 2003

**Zoning Commission Meeting Date:** February 18, 2003

**Council District:** 2

**Ferguson Map:** 652 D1

**Appeal:** No

**Applicant:**

Brian J Lujan

**Owner:**

Brian J Lujan

**Zoning Request:** From "R-5" Residential Single-Family District to "C-2" Commercial District.

Lots 13G and 14G, NCB 10758

**Property Location:** 2048 and 2056 S. W W White

**Proposal:** To operate a restaurant

**Neigh. Assoc. :** None

**Neighborhood Plan :** None

**TIA Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Approval.

Subject property abuts a commercial zone to the south. The requested zoning scheme is in keeping with the emerging developmental pattern of commercial business ventures. The eastern boundary of subject property abuts a "R-5" Residential Single-Family District, however the requested zoning would have no adverse impact on those properties.

**Zoning Commission Recommendation:**

Approval

**CASE MANAGER :** Elvin J. Gant, Jr. 207-5876

**VOTE**

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

**Z2003006**

**ZONING CASE NO. Z2003006** February 18, 2003

Applicant: Brian J. Lujan

Zoning Request: "R-5" Residential Single Family District to "C-2" Commercial District.

Brian Lujan, 2048 S. W. W. White Road, owner, stated he has been in operation for 3 years and is proposing to relocate to the subject property.

Staff stated there were 16 notices mailed out to the surrounding property owners, 0 returned in opposition and 6 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 motion was made by Commissioner McGowan and seconded by Commissioner McAden to recommend approval.

1. Property is located on Lots 13G and 14G, NCB 10758 at 2048 and 2056 S. W. W. White Road.
2. There were 16 notices mailed, 0 returned in opposition and 2 in favor.
3. Staff recommends approval.

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

**NAYS: None**

THE MOTION CARRIED.

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.