



# CASE NO: Z2003049

## Staff and Zoning Commission Recommendation - City Council

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**Date:** May 08, 2003

**Zoning Commission Meeting Date:** April 15, 2003

**Council District:** 2

**Ferguson Map:** 618 B6

**Appeal:** No

**Applicant:**

Exxon Mobil Oil Corp. c/o Civil  
Engineering Consultants

**Owner:**

George Harris DBA Harris Park

**Zoning Request:** From "I-1" General Industrial District to "C-3" General Commercial District

.32 acres out of NCB 10616

**Property Location:** 4430 IH 10 East

**Proposal:** To construct and operate a drive-through car wash facility

**Neighborhood  
Association:** None

**Neighborhood Plan:** None

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

**Staff Recommendation:**

Approval.

Subject property is located off IH 10 east and WW White Road which are major thoroughfares. It's staff contention that major thoroughfares are ideal locations for General Commercial zoning. There is I-1 zoning to the west and east of the property in question. The requested zoning is in keeping with emerging zoning scheme of the area.

**Zoning Commission Recommendation:**

Approval

**VOTE**

**FOR** 10

**AGAINST** 0

**ABSTAIN** 0

**RECUSAL** 0

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

**Z2003049**

**ZONING CASE NO. Z2003049** April 15, 2003

Applicant: Exxon Mobil Oil Corp. C/O Civil Engineering Consultants

Zoning Request: "I-1" General Industrial District to "C-3" General Commercial District.

Alan Lindskog, representing the applicant, they are requesting this change in zoning to construct and operate a drive-thru car wash facility

Staff stated there were 7 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 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 Hophan to recommend approval.

1. Property is located on 0.32 acres out of NCB 10616 at 4430 IH 10 East.
2. There were 7 notices mailed, 0 returned in opposition and 0 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.