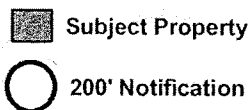


# **ZONING CASE: Z2003-091**

City Council District NO. 9  
 Requested Zoning Change  
 From: "C-2NA" To "C-2"  
 Date: June 26, 2003  
 Scale: 1" = 200'



**I-10**  
**p.517**  
**D-8**



C:\MAY 20, 2003



# CASE NO: Z2003091

## Staff and Zoning Commission Recommendation - City Council

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**Date:** June 26, 2003

**Zoning Commission Meeting Date:** May 20, 2003

**Council District:** 9

**Ferguson Map:** 517 D-8

**Appeal:** No

**Applicant:** Owner

John J. Warlow III

Bert Buehler

**Zoning Request:** From "C-2 NA" Commercial Nonalcoholic Sales District to "C-2" Commercial District

1.318 acre tract out of NCB 13732

**Property Location:** 13818 Jones Maltzberger Rd.

**Proposal:** To permit beer and wine sale in a hamburger restaurant.

**Neighborhood Association:** Burning Tree and North Central Thousand Oaks Neighborhood Associations

**Neighborhood Plan:** None

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

**Staff Recommendation:**

Approval.

Subject property is an existing restaurant that abutts "C-2" and "C-3" zoning to the Southwest and Southeast. There is residential zoning across Jones Maltzberger road to the Northwest. The requested zoning is compatible with the zoning scheme of the neighboring community, and will have no adverse impact on them.

**Zoning Commission Recommendation:**

Approval

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

**VOTE**

<b>FOR</b>	11
<b>AGAINST</b>	0
<b>ABSTAIN</b>	0
<b>RECUSAL</b>	0

**Z2003091**

**ZONING CASE NO. Z2003091 May 20, 2003**

Applicant: John J. Warlow, III

Zoning Request: "C-2NA" Commercial Non-Alcoholic Sales District to "C-2"  
Commercial District.

John Warlow, applicant, stated he is requesting this change in zoning to allow the sales of alcoholic beverages at the existing hamburger restaurant.

Staff stated there were 16 notices mailed out to the surrounding property owners, 4 returned in opposition and 2 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 McAden and seconded by Commissioner Morell to recommend approval of "C-2".

1. Property is located on Lot 2, Block 2, NCB 13732 at 13818 Jones Maltsberger Road.
2. There were 16 notices mailed, 4 returned in opposition and 2 in favor.
3. Staff recommends approval.

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

**NAYS: None**

**THE MOTION CARRIED.**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.