

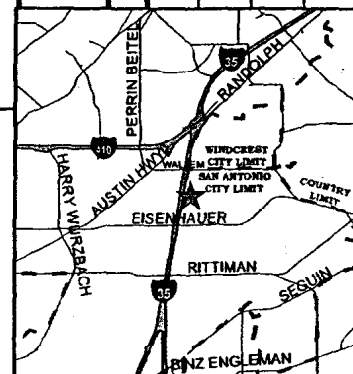
ZONING CASE: Z2003-208

City Council District NO. 2
 Requested Zoning Change
 From: "C-2" To "C-3"
 Date: January 8, 2004
 Scale: 1" = 250'

■ Subject Property
 ○ 200' Notification



C:\NOV_4_2003



CASE NO: Z2003208

Staff and Zoning Commission Recommendation - City Council

Date: January 08, 2004

Zoning Commission Meeting Date: November 04, 2003

Council District: 2

Ferguson Map: 548 E1

Appeal: No

Applicant:

Kaufman & Associates, Inc.

Owner:

Songmoo & Junghee Shim

Zoning Request: From "C-2" Commercial District to "C-3" General Commercial District
Lot 34 and 42, NCB 12190

Property Location: 7702 IH 35 North

Northeast sector of the intersection of IH 35 access road and Galahad Drive

Proposal: To allow gasoline and retail sales, and restaurant operation

Neighborhood Association: Camelot I Neighborhood Association

Neighborhood Plan: Camelot I Neighborhood Plan

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. The requested "C-3" zoning is consistent with the Camelot I Neighborhood Plan, and the plan update. There is "C-3" zoning and use abutting subject property to the north and south. There is "R-6" zoning and use abutting subject property to the east, and there is "I-1" zoning across IH 35 to the west. The requested zoning is compatible with the developmental scheme in the area.

Zoning Commission Recommendation:

Approval

VOTE

FOR 8

AGAINST 0

ABSTAIN 0

RECUSAL 0

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

Z2003208

ZONING CASE NO. Z2003208 – November 4, 2003

Applicant: Kaufman & Associates, Inc.

Zoning Request: "C-2" Commercial District to "C-3" General Commercial District.

Rob Killen, 100 W. Houston, representing the owner, stated they are proposing to construct a gasoline and retail sales, and restaurant operation on the subject property. He further stated he has met with the surrounding neighbors and the representative from the neighborhood association who are in support of this request.

Staff stated there were 20 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 returned in favor and no response from Camelot I 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 Dixon and seconded by Commissioner McAden to recommend approval.

1. Property is located on Lot 42, NCB 12190 at 7702 IH 35 North.
2. There were 20 notices mailed, 0 returned in opposition and 3 in favor.
3. Staff recommends approval.

AYES: Martinez, Cardenas-Gamez, Dutmer, Dixon, Sherrill, McAden, Avila, Peel

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing