



# **ZONING CASE: Z2003-205**

City Council District NO. 5  
 Requested Zoning Change  
 From: "MF-33" To "C-2"  
 Date: January 6, 2004  
 Scale: 1" = 150'

Subject Property  
 200' Notification

T-0  
 D-615  
 D-3



C:\NOV\_4\_2003



# CASE NO: Z2003205

## Staff and Zoning Commission Recommendation - City Council

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**Date:** January 08, 2004

**Zoning Commission Meeting Date:** November 04, 2003

**Council District:** 5

**Ferguson Map:** 615 C3

**Appeal:** No

**Applicant:**

Mireles Properties

**Owner:**

Roy and Lupe Perez-Mireles

**Zoning Request:** From "MF-33" Multi-Family District to "C-2" Commercial District

Lot 31 through 34, Block 18, NCB 8280

**Property Location:** 522 and 529 Colby Street

**Proposal:** To expand an adjacent shopping center

**Neighborhood Association:** Prospect Hill

**Neighborhood Plan:** None

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

**Staff Recommendation:**

Approval. The subject property is located off General Mc Mullen and is adjacent to "C-2 C" Commercial District to the north, undeveloped "MF-33" Multi-Family District to the south and east, and undeveloped "I-1" Industrial District to the west. "C-3" General Commercial Districts are best located at major intersections of arterials and commercial nodes. A shopping Center exists north of the subject property. Colby street will be quit claimed by the applicant. Considering the surrounding area and desired retail uses, "C-2" Commercial District is an appropriate zoning.

**Zoning Commission Recommendation:**

Approval

**VOTE**

**FOR** 10

**AGAINST** 0

**ABSTAIN** 0

**RECUSAL** 0

**CASE MANAGER :** Mona Lisa Faz 207-7945

**Z2003205**

**ZONING CASE NO. Z2003205** – November 4, 2003

Applicant: Mireles Properties

Zoning Request: "MF-33" Multi Family District to "C-3" General Commercial District.

Applicant/Representative not present.

Staff stated there were 14 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 Cardenas-Gamez and seconded by Commissioner Avila to recommend approval of "C-2".

1. Property is located on Lot 31 through 34, Block 18, NCB 8280 at 522 and 529 Colby Street.
2. There were 14 notices mailed, 0 returned in opposition and 0 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.