

CASE NO: Z2003169

Staff and Zoning Commission Recommendation - City Council

Zoning Commission continuance from September 16, 2003

Date: November 13, 2003

Zoning Commission Meeting Date: October 07, 2003

Council District: 1

Ferguson Map: 616 D5

Appeal: No

Applicant: Owner

Hixon Properties Incorporated, Attn:
William G. Shown

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Zoning Request: From "I-1" General Industrial District to "C-2" Commercial District

Lots 1 and 2, NCB 13423

Property Location: 303 S. Santa Rosa

Proposal: To allow new retail development and modifications to the existing retail building.

Neighborhood Association: Downtown Neighborhood Association

Neighborhood Plan: Downtown Neighborhood Plan

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval of "C-2" Commercial District . The requested zoning change is a down zoning from "I-1". Staff is in support of "C-2" which is more restrictive than the surrounding "D" zoning. The "C-2" zoning of the subject property will allow for the proposed development.

Zoning Commission Recommendation

Approval

VOTE

FOR 10

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Richard Ramirez 207-5018

Z2003169

ZONING CASE NO. Z2003169 – October 7, 2003

Applicant: Hixon Properties Incorporated

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

Zek Kennedy, 115 E. Commerce, applicant, stated they are requesting this change in zoning to allow new retail development and modifications to the existing retail building. He stated they are proposing to develop a Walgreen's and Hotel on the subject property. He has agreed to amend their original request to "C-2" zoning.

Staff stated there were 13 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and no response from Downtown 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 Kissling and seconded by Commissioner Grau to recommend approval of "C-2".

1. Property is located on Lots 1 and 2, NCB 13423 at 303 S. Santa Rosa.
2. There were 13 notices mailed, 0 returned in opposition and 2 in favor.
3. Staff recommends denial as requested and approval of "D" Downtown District.

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

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.