

CASE NO: Z2003179

Staff and Zoning Commission Recommendation - City Council

Date: November 13, 2003

Zoning Commission Meeting Date: October 07, 2003

Council District: 8

Ferguson Map: 514 D6

Appeal: No

Applicant: Owner

Earl & Brown, P. C.

Kwok Min Lim, Successor Trustee of the Lim Family Trust

Zoning Request: From "C-2 GC-1" Commercial Gateway Corridor District to "C-3 GC-1" General Commercial Gateway Corridor District

Lots 1C, 1G, 130 & 131, NCB 14746

Property Location: 14610 IH 10 West

Proposal: To develop an automobile dealership

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. The subject property is vacant and undeveloped. The subject property is adjacent to "C-3 NA GC-1" General Commercial Non-Alcoholic Sales Gateway Corridor District to the east and "C-2" Commercial Gateway Corridor District to the north and "C-2" Commercial District to the west. "C-3 NA GC-1" General Commercial Nonalcoholic Sales Gateway Corridor District also exists south of the subject property across UTEX Boulevard. The rezoning request is compatible with the surrounding area zoning.

Zoning Commission Recommendation

Approval

VOTE

FOR 10

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Mona Lisa Faz 207-7945

Z2003179

ZONING CASE NO. Z2003179 – October 7, 2003

Applicant: Earl & Brown, P. C.

Zoning Request: "C-2" GC-1 Commercial Gateway Corridor District to "C-3" GC-1 General Commercial Gateway Corridor District.

Ken Brown, 111 Soledad, representing the applicant, stated they are requesting this change in zoning to allow an automobile dealership on the subject property. He stated this tract lies within the corridor district and they are in compliance, which requires setbacks, buffering and landscaping. He further stated they agree to an "NA" designation.

Staff stated there were 6 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 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 Peel and seconded by Commissioner Sherrill to recommend approval of "C-3NA" GC-1.

1. Property is located on Lots 1C, 1G, 130 & 131, NCB 14746 at 14610 IH 10 West.
2. There were 6 notices mailed, 0 returned in opposition and 3 in favor.
3. Staff recommends approval.

**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.