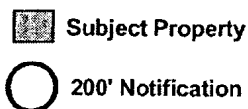


ZONING CASE: Z2004-013

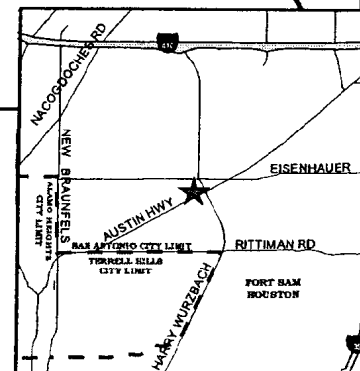
City Council District NO. 10
 Requested Zoning Change
 From: "C-3 NA" To "C-2"
 Date: February 12, 2004
 Scale: 1" = 200'



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 p.583
 F-3



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CASE NO: Z2004013

Staff and Zoning Commission Recommendation - City Council

Date: February 12, 2004

Zoning Commission Meeting Date: January 20, 2004

Council District: 10

Ferguson Map: 584 A3

Appeal: No

Applicant:

C W S Retail on Austin Highway, Ltd.,
c/o Gary Cunningham

Owner:

C W S Retail on Austin Highway, Ltd., c/o Gary
Cunningham

Zoning Request: From "C-3 NA" General Commercial District, Nonalcoholic Sales to "C-2" Commercial District

Lot 17, Block B, NCB 8695

Property Location: 258 Deerwood Drive

Near Austin Highway at the southwest corner of the intersection of Thrush View and Deerwood Drives

Proposal: To allow alcohol sales

Neighborhood Association: Terrell Heights Neighborhood Association

Neighborhood Plan: Northeast Inner Loop Neighborhood Plan

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval. The current "C-3 NA" zoning is contrary to the Northeast Inner Loop Neighborhood Plan. The plan calls for community commercial use for this property. The subject property is located north of Austin Highway and abuts property zoned "C-3 R" General Commercial District, Restrictive Alcohol Sales to the west, "C-3" General Commercial District to the east and "C-2" Commercial District to the south. An "R-4" Single-Family Residential District, occupied by a non commercial parking lot, and "C-2" Commercial District exist north of the subject property across Deerwood Drive. The requested "C-2" zoning is considered community commercial and would be in compliance with the Neighborhood Plan.

Zoning Commission Recommendation:

Approval

VOTE

FOR 11

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Mona Lisa Faz 207-7945

Z2004013

ZONING CASE NO. Z2004013 – January 20, 2004

Applicant: C W S Retail on Austin Highway, Ltd., c/o Gary Cunningham

Zoning Request: "C-3NA" General Commercial District, Nonalcoholic Sales to "C-3"
General Commercial District.

Travis Barns, 120 Austin Highway, representing the applicant, stated at this time he would like to amend his original request to "C-2". He stated their intent is to construct an Eckerd's Drug Store on the subject property.

Roderick Sanchez, Assistant Director, stated staff is in approval of the amended "C-2" request.

Staff stated there were 14 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Terrell Heights 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 Grau and seconded by Commissioner McAden to recommend approval of "C-2".

1. Property is located on Lot 17, Block B, NCB 8695 at 258 Deerwood Drive.
2. There were 14 notices mailed, 0 returned in opposition and 1 in favor
3. Staff recommends denial.

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

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.