



CASE NO: Z2004097

Staff and Zoning Commission Recommendation - City Council

Date: May 27, 2004

Zoning Commission Meeting Date: May 04, 2004

Council District: 10

Ferguson Map: 553 C3

Appeal: No

Applicant:

35 O'Connor Road, Ltd.

Owner:

35 O'Connor Road, Ltd.

Zoning Request: From I-1 General Industrial District to C-3 General Commercial District
Lot 7, NCB 17621

Property Location: 11726 IH 35 North

On IH 35, east of O'Connor Road

Proposal: To develop a retail shopping center

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. The property is located on IH-35, on the northern perimeter of a large shopping center. A drive-thru eatery is located west of the property and undeveloped land is located to the east. Considering the corridor frontage the subject property maintains, commercial uses would be better suited at this location than industrial uses. The uses associated with C-3 zoning would be appropriate for this location because residential uses are not immediately adjacent to the subject property. With regards to the property's location at the O'Connor/I-35 commercial node, the desired zoning change would be appropriate for the area.

Zoning Commission Recommendation:

Approval

VOTE

FOR 9

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Mona Lisa Faz 207-7945

Z2004097

ZONING CASE NO. Z2004097 – May 4, 2004

Applicant: 35 O'Connor Road, Ltd.

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

Lisa Tilley, representing the applicant, stated their intent is to operate a retail shopping center on the subject property.

Staff stated there were 5 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 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 Grau and seconded by Commissioner Cardenas-Gamez to recommend approval.

1. Property is located on Lot 7, NCB 17621 at 11726 IH 35 North.
2. There were 5 notices mailed, 0 returned in opposition and 2 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.