

ZONING CASE: Z2004-158 C

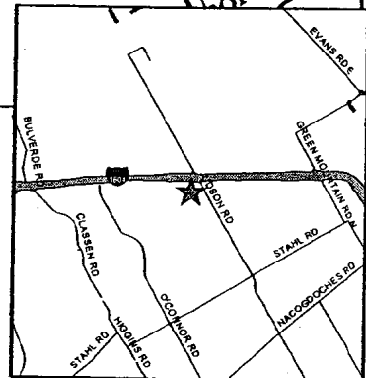
City Council District NO. 10
 Requested Zoning Change
 From: C-2 To C-2C
 Date: August 12, 2004
 Scale: 1" = 300'

Subject Property
 200' Notification

F-3
 p.518



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 (A.Z.)



CASE NO: Z2004158 C

Staff and Zoning Commission Recommendation - City Council

Zoning Commission continuance from July 6, 2004

Date: August 12, 2004

Zoning Commission Meeting Date: July 20, 2004

Council District: 10

Ferguson Map: 519 A3

Appeal: No

Applicant:

Doug Miller

Owner:

Diamond Shamrock, Inc.

Zoning Request: From C-2 Commercial District to C-2 C Commercial District with conditional use for a Automatic Self Service Drive-Thru Car Wash

Lot 1, Block 84, NCB 17726

Property Location: Judson Road and Northwest Loop 1604 East access road

The southwest corner of Judson Road and Northwest Loop 1604 East access road

Proposal: Convenience store/gas station with automatic self service drive-thru car wash

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval. The subject property is undeveloped and is adjacent to C-2 Commercial District to the west and south with C-3R General Commercial District, Restrictive Alcoholic Sales and I-1 General Industrial District across Judson Road to the east. The subject property is located at a major intersection of Judson Road and the North Loop 1604 East access road. The proposed C-2 C Commercial District with conditional use for an Automatic Self Service Drive-Thru Car Wash (Convenience store/gas station with automatic self service drive-thru car wash) would be appropriate at this location.

Zoning Commission Recommendation:

Approval

VOTE

FOR 10

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Pedro Vega 207-7980

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ZONING CASE NO. Z2004158 C – July 6, 2004

Applicant: Doug Miller

Zoning Request: "C-2" Commercial District to "C-2" C Commercial District with conditional use for an Automatic Self Service Drive-Thru Car Wash.

Charles Edens, 8801 Lockway, representing the owner, stated they are requesting this change in zoning to allow for an Automatic Self Service Drive-Thru Car Wash on the subject property. He further stated at this time he would like to request a two-week continuance to meet with Commissioner Grau to further discuss this project.

Staff stated there were 12 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 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 McAden to recommend a continuance until July 20, 2004.

1. Property is located on Lot 1, Block 84, NCB 17726 at the southwest corner of Judson Road and Northwest Loop 1604 East access road.
2. There were 12 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends approval.

AYES: Martinez, Grau, Kissling, Dutmer, Dixon, Sherrill, McAden, Avila, Stribling, Peel

NAYS: None

THE MOTION CARRIED

ZONING CASE NO. Z2004158 C – July 20, 2004

Applicant: Doug Miller

Zoning Request: "C-2" Commercial District to "C-2" C Commercial District with Conditional Use for a Automatic Self Service Drive Thru Car Wash.

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Charles Edens, 3230 Burnside, representing the applicant, stated they proposing to develop Diamond Shamrock with a self-service drive-thru car wash. He stated he has met with Vista Neighborhood Association who are in support of this request.

Staff stated there were 12 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 McAden to recommend approval.

1. Property is located on Lot 1, Block 84, NCB 17726 at Judson Road and Northwest Loop 1604 East access road.
2. There were 12 notices mailed, 0 returned in opposition and 2 in favor.
3. Staff recommends approval.

AYES: Martinez, Grau, Cardenas-Gamez, Dutmer, Dixon, McAden, Avila, Peel
NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.