



## ZONING CASE: Z2004-238

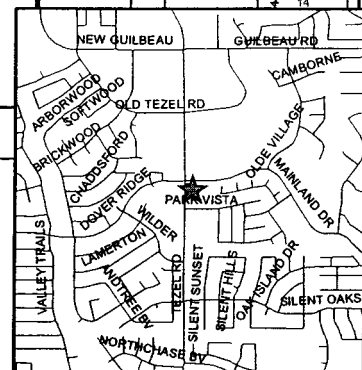
City Council District NO. 7  
 Requested Zoning Change  
 From: R-6 To C-2  
 Date: January 13, 2005  
 Scale: 1" = 200'

 Subject Property  
 200' Notification

F-8  
 p.578



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 (A.Z.)



# CASE NO: Z2004238

## Staff and Zoning Commission Recommendation - City Council

Zoning Commission continuance from November 02, 2004, continuance from November 16, 2004

Date: January 13, 2005

Zoning Commission Meeting Date: December 07, 2004

Council District: 7

Ferguson Map: 547 B8

**Applicant:**

Robert Nami

**Owner:**

Exxon Mobil Corporation

**Zoning Request:** From R-6 Residential Single-Family District to C-2 Commercial District

Lot 2, Block 1, NCB 18312

**Property Location:** 7664 Tezel Road

**Proposal:** To build a restaurant.

**Neighborhood Association:** Northwest Crossing, Northwest Park

**Neighborhood Plan:** Northwest Community Plan

**TIA Statement:** A Traffic Impact Analysis is not required

**Staff Recommendation:**

Inconsistent. The Northwest Community Plan indicates Neighborhood Commercial at this locatiion. An application for plan amendment has been submitted and will be presented to the Planning Commission for review on December 22, 2004.

Denial. The requested zoning is not consistent with the Northwest Community Plan. If the plan is amended staff will support rezoning to the C-2 level.

**Zoning Commission Recommendation:**

Denial

**CASE MANAGER :** Fred Kaiser 207-7942

**VOTE**

<b>FOR</b>	7
<b>AGAINST</b>	2
<b>ABSTAIN</b>	0
<b>RECUSAL</b>	0

**Z2004238**

**ZONING CASE NO. Z2004238** – November 2, 2004

Applicant: Robert Nami

Zoning Request: "R-6" Residential Single Family District to "C-3" Commercial District.

William Nami, 16418 Encanto Pass, stated in meeting with Commissioner Sherrill and Nina Nixon-Mendez he would like to request a continuance to further discuss this proposal.

Staff stated there were 9 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Northwest Crossing and Northwest Park 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 Sherrill and seconded by Commissioner McAden to recommend a continuance until November 16, 2004.

1. Property is located on Lot 2, Block 1, NCB 18312 at 7664 Tezel Road.
2. There were 9 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends denial as requested and approval of "C-2".

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

**NAYS: None**

**THE MOTION CARRIED**

**ZONING CASE NO. Z2004238** – November 16, 2004

Applicant: Robert Nami

Zoning Request: "R-6" Residential Single Family District to "C-3" Commercial District.

William Nami, 16418 Encanto Pass, stated in meeting with Commissioner Sherrill and Nina Nixon-Mendez he would like to request a continuance to further discuss this proposal.

**Z2004238**

Staff stated there were 9 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Northwest Crossing and Northwest Park 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 Sherrill and seconded by Commissioner McAden to recommend a continuance until November 16, 2004.

1. Property is located on Lot 2, Block 1, NCB 18312 at 7664 Tezel Road.
2. There were 9 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends denial as requested and approval of "C-2".

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

**NAYS: None**

**THE MOTION CARRIED**

**ZONING CASE NO. Z2004238 – December 7, 2004**

Applicant: Robert Nami

Zoning Request: "R-6" Residential Single Family District to "C-2" Commercial District.

Allan Bass, 700 N. St. Mary's, representing the applicant, stated he has met with Commissioner Sherrill on December 2, 2004 to further discuss his request and has agreed to amend his request to "C-3".

Staff stated there were 10 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and Northwest Crossing Neighborhood Association is opposition and there was no response from Northwest Park.

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.

**FINDING OF CONSISTENCY OF THE MASTER PLAN**

**Z2004238**

**COMMISSION ACTION**

The motion was made by Commissioner Sherrill and seconded by Commissioner McAden to find inconsistency of the neighborhood plan.

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

**NAYS: None**

**THE MOTION CARRIED**

**COMMISSION ACTION**

The motion was made by Commissioner Sherrill and seconded by Commissioner McAden to recommend denial.

1. Property is located on Lot 2, Block 1, NCB 18312 at 7664 Tezel Road.
2. There were 10 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends denial.

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

**NAYS: Martinez, Dutmer**

**THE MOTION CARRIED**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.