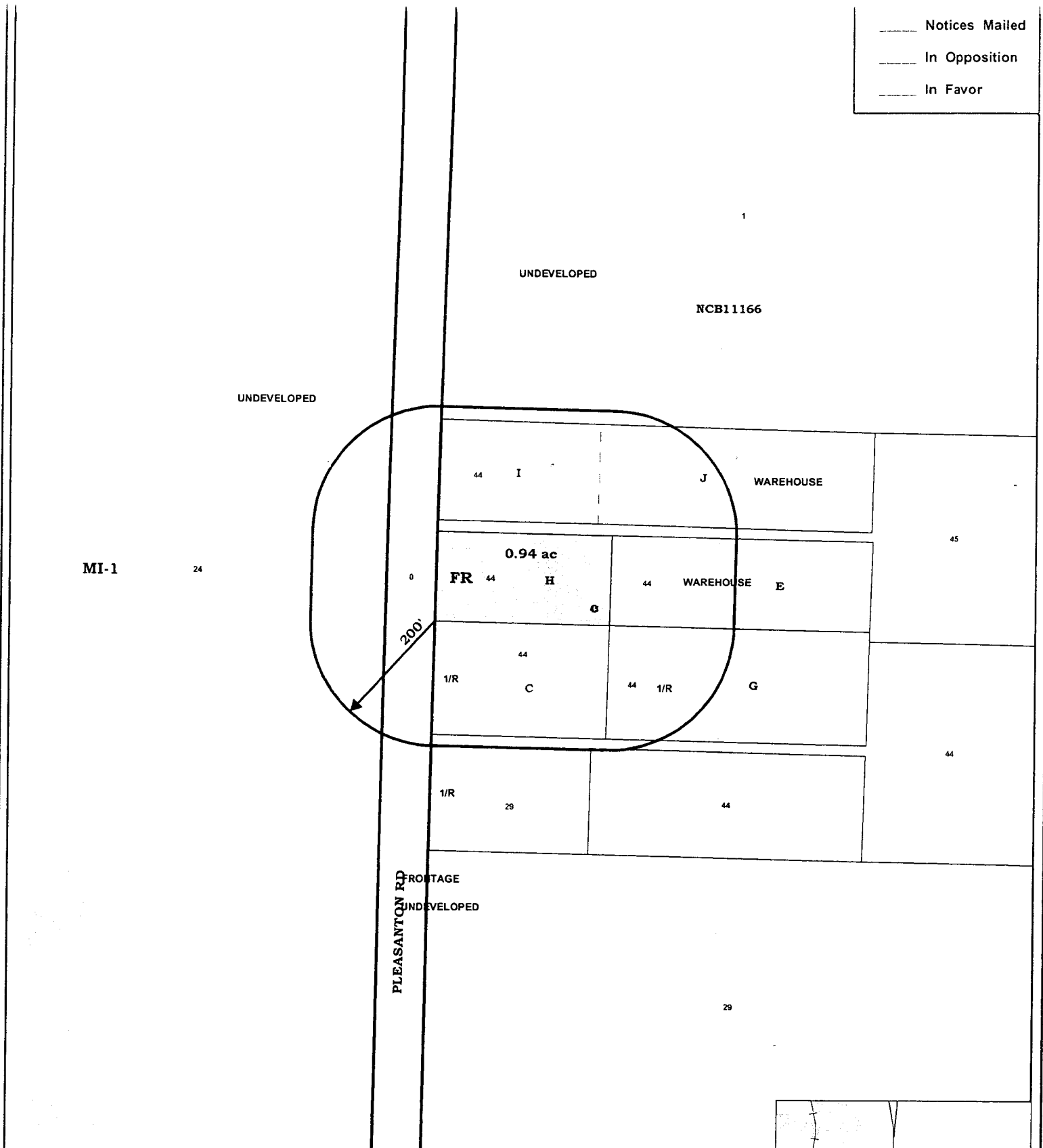


_____ Notices Mailed
 _____ In Opposition
 _____ In Favor



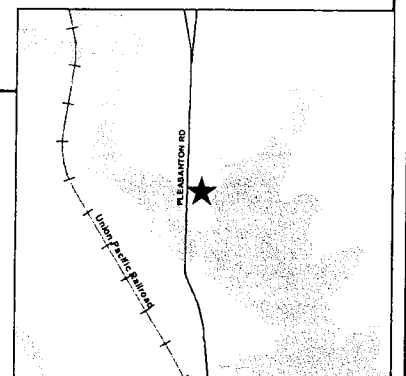
ZONING CASE: Z2005-139 C

City Council District NO. 3
 Requested Zoning Change
 From: FR To FR-C
 Date: August 11, 2005
 Scale: 1" = 200'

□ Subject Property
 ○ 200' Notification



C:\June_7_2005



CASE NO: Z2005139 C

Staff and Zoning Commission Recommendation - City Council

Zoning Commission postponement from June 21, 2005

Date: August 11, 2005

Zoning Commission Meeting Date: July 05, 2005

Council District: 3

Ferguson Map: 682 D6

Appeal:

Applicant:	<u>Owner</u>
Paul Segura	Paul Segura

Zoning Request: From FR Farm and Ranch District to FR-C Farm and Ranch District with Conditional Use for a Convenience Store

P-44H, NCB 11166

Property Location: 12060 Pleasanton Road #4

Proposal: To operate a convenience store (feed store that sells beverages to go)

Neighborhood Association: None

Neighborhood Plan: CitySouth Community Plan

TIA Statement: Traffic Impact Analysis not required

Staff Recommendation:

Consistent

FR-C is consistent with the Agriculture land use category of the CitySouth Community Plan.

Approval

A commercial building already exists on the property. FR-C zoning would allow the property owner to operate Convenience Store. Scope and scale of the proposed use is not expected to hinder Agriculture uses in the area. To the north, south, and east are large lot residential land uses and to the west is vacant/ranch land.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Judy Equez 207-7442

VOTE

FOR	7
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2005139 C

On June 21, 2005, this case was postponed until July 5, 2005 as per the applicant's request.

ZONING CASE NO. Z2005139 – July 5, 2005

Applicant: Paul Segura

Zoning Request: "FR" Farm and Ranch District to "FR" C Farm and Ranch District with Conditional Use for a Convenience Store.

Paul Segura, owner, stated he is requesting this change in zoning to continue his existing business of a convenience store.

FAVOR

Ruth Lofgren, 434 Hermine Boulevard, stated the subject property is close to the Mitchell Lake Wildlife Refuge area. She stated Mr. Segura has been in business for many years now and has not posed a threat to the Wildlife Refuge therefore she is in support of this zoning request.

Staff stated there were 3 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.

FINDING OF CONSISTENCY OF THE MASTER PLAN

COMMISSION ACTION

The motion was made by Commissioner Dutmer and seconded by Commissioner Avila to find consistency with the neighborhood plan.

(A verbal vote was taken)

AYES: Martinez, Robbins, Rodriguez, Dutmer, Sherrill, Avila, Stribling

NAYS: None

THE MOTION CARRIED

Z2005139 C

COMMISSION ACTION

The motion was made by Commissioner Dutmer and seconded by Commissioner Avila to recommend approval.

1. Property is located on P-44H, NCB 11166 at 12060 Pleasanton Road.
2. There were 3 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends approval.

AYES: Martinez, Robbins, Rodriguez, Dutmer, Sherrill, Avila, Stribling

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.