

CASE NO: Z2005134

Staff and Zoning Commission Recommendation - City Council

Date: August 11, 2005

Zoning Commission Meeting Date: June 07, 2005

Council District: 8

Ferguson Map: 514 D8

Applicant:

Georgetown Manor, Inc.

Owner:

Georgetown Manor, Inc.

Zoning Request:

From C-3 General Commercial District and I-1 General Industrial District to C-3NA General Commercial District, Nonalcoholic Sales

Lot 3, Block 2, NCB 19189

Property Location:

Interstate Highway 10 West

Southwest corner of Interstate Highway 10 West access road and University Height Boulevard

Proposal:

Furniture retail showroom (Ethan Allen)

**Neighborhood
Association:**

None

Neighborhood Plan:

None

TIA Statement:

A Traffic Impact Analysis is not required

Staff Recommendation:

Approval

The subject property is vacant and located on Interstate Highway 10 West access road, a major thoroughfare. The subject property is adjacent to I-1 General Industrial District and C-3 General Commercial District to the south. The C-3 General Commercial District is a downzoning from the existing I-1 General Industrial District. The C-3 General Commercial District is consistent with the commercial and retail development along Interstate Highway 10 West.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Pedro Vega 207-7980

VOTE

FOR	8
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2005134

ZONING CASE NO. Z2005134 – June 7, 2005

Applicant: Georgetown Manor, Inc.

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

Chris Dumas, 12940 Country Parkway, representing applicant, stated they are proposing to construct an Ethan Allen furniture store on the subject property. He further stated he is agreeable to a "C-3NA" designation.

Staff stated there were 8 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 Stribling and seconded by Commissioner Sherrill to recommend approval of "C-3NA".

1. Property is located on Lot 3, Block 2, NCB 19189 at Interstate Highway 10 West.
2. There were 8 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends approval.

AYES: Martinez, Robbins, Dutmer, Dixon, Sherrill, McAden, Stribling, Peel

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.