

CASE NO: Z2005152

Staff and Zoning Commission Recommendation - City Council

Date: August 11, 2005

Zoning Commission Meeting Date: July 19, 2005

Council District: 8

Ferguson Map: 479 F3

Applicant:

George Atallah

Owner:

George Atallah

Zoning Request: From O-1 Office Gateway Corridor District (GC-1) to C-2 Commercial Gateway Corridor District (GC-1)

2.0695 acres out of NCB 18338

Property Location: 23095 Interstate Highway 10 West

Westside of Interstate Highway 10 West, northwest of Steeple Park

Proposal: Office and retail use

Neighborhood Association: Steeple Brook Home Owners Association (within 200 feet) and The Dominion Home Owners Association (within 200 feet)

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Denial

The subject property is undeveloped and located on the IH 10 West access road. The subject property is adjacent to O-1 Office Hill Country Gateway Corridor District (GC-1) to the north, west and C-3 General Commercial Hill Country Gateway Corridor District (GC-1) to the southeast. The C-2 GC-1 Commercial Gateway Corridor District (GC-1) would not be appropriate at this location. C-2 districts accommodate commercial and retail uses that are more intensive in character than O-1 uses.

Zoning Commission Recommendation:

Approval

VOTE

FOR 10

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Pedro Vega 207-7980

Z2005152

ZONING CASE NO. Z2005152 – July 19, 2005

Applicant: George Atallah

Zoning Request: "O-1" "GC-1" Office Gateway Corridor District 1 to "C-2" "GC-1"
Commercial Gateway Corridor District 1.

James De La Garza, 2309 Hanging Oak, representing the owner, stated they are proposing to construct a bank and restaurant on the subject property. He stated they would not exceed the height limitations of this designation.

Staff stated there were 11 notices mailed out to the surrounding property owners, 1 returned in opposition and 1 returned in favor and no response from Steeple Brook and The Dominion Home Owners 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 Stribling and seconded by Commissioner McAden to recommend approval.

1. Property is located on 2.0695 acres out of NCB 18338 at 23095 Interstate Highway 10 West.
2. There were 11 notices mailed, 1 returned in opposition and 1 in favor.
3. Staff recommends denial.

**AYES: Martinez, Robbins, Rodriguez, Kissling, Farias, Dixon, McAden, Avila,
Stribling, Gray**

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.