



CASE NO: Z2005224

Staff and Zoning Commission Recommendation - City Council

Date: November 10, 2005

Zoning Commission Meeting Date: October 04, 2005

Council District: 6

Ferguson Map: 578 C4

Applicant:

Harold D. Johnson

Owner:

Harold D. Johnson

Zoning Request: From "R-6" Residential Single-Family District to "C-2 NA" Commercial Nonalcoholic Sales District

Lot 5 and Lot 9, Block 1, NCB 17637

Property Location: 10540 and 10480 Culebra Road

Southwest side of Culebra Road between Rogers Road and Mountain View Drive

Proposal: Commerical use

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. The subject properties are undeveloped and located on Culebra Road a major thoroughfare. The subject properties are adjacent "C-3 R" Commercial Restrictive District to the northwest (Advanced Automotive), southeast (Farmers Insurance Group), "C-3NA" General Commercial, Nonalcoholic Sales District to the northwest (Vacant), southeast (R&L Automotive) and "R-6" Residential Single-Family District to the southwest (Vacant). "C-2 NA" Commercial uses would be more appropriate at this location rather than "R-6" Single-Family Residential District. The "C-2 NA" district permits general commercial activities designed to serve the community.

Zoning Commission Recommendation:

Approval

VOTE

FOR 10

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Pedro Vega 207-7980

Z2005224

ZONING CASE NO. Z2005224 – October 4, 2005

Applicant: Harold D. Johnson

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

Harold D. Johnson, 332 Jeanette Street, applicant, stated the purpose of this request is to make consistent with surrounding uses. His intent is to construct a commercial building. He further stated he would like to amend his request a "C-2NA" zoning designation.

Staff stated there were 20 notices mailed out to the surrounding property owners, 0 returned in opposition and 10 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 Gray and seconded by Commissioner Sherrill to recommend approval of "C-2NA".

1. Property is located on Lot 5 and Lot 9, Block 1, NCB 17637 at 10540 and 10480 Culebra Road.
2. There were 20 notices mailed, 0 returned in opposition and 10 in favor.
3. Staff recommends approval.

AYES: Martinez, Robbins, Rodriguez, Farias, Marshall, Sherrill, McAden, Avila, Stribling, Gray

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.