



# CASE NO: Z2005249

## Staff and Zoning Commission Recommendation - City Council

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**Date:** December 15, 2005

**Zoning Commission Meeting Date:** November 01, 2005

**Council District:** 4

**Ferguson Map:** 681 D3

**Applicant:**

Jasun Harmon

**Owner:**

Tetco Stores, Incorporated

**Zoning Request:** From "C-2" Commercial District and "C-3 NA" General Commercial, Nonalcoholic Sales District to "C-3" General Commercial District  
Lot 2, Block 95, NCB 11067

**Property Location:** 9222 Poteet Jourdanton Freeway

The northeast corner of Poteet Jourdanton Freeway and Gillette Boulevard

**Proposal:** To operate an automatic self service drive-thru carwash

**Neighborhood Association:** South Southwest Neighborhood Association

**Neighborhood Plan:** None

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

**Staff Recommendation:**

Approval

The subject property is located at the intersection of two major thoroughfares, Gillette Boulevard and Poteet Jourdanton Freeway. The site is developed as a convenience store with gasoline sales. The property to the north is vacant and zoned for an office, to the west is vacant and residential, and to the south is vacant and zoned for residential.

"C-3" General Commercial Districts are recommended at intersections of major thoroughfares. The applicant's intent is to add a carwash at this site. A carwash addition to the current development would be appropriate at this location due to the site's close proximity to the freeway and the existing gasoline station on the site.

**Zoning Commission Recommendation:**

Approval

**VOTE**

**FOR** 10

**AGAINST** 0

**ABSTAIN** 0

**RECUSAL** 0

**CASE MANAGER :** Robin Stover 207-7945

**Z2005249**

**ZONING CASE NO. Z2005249 -- November 1, 2005**

Applicant: Jasun Harmon

Zoning Request: "C-2" Commercial District and "C-3NA" General Commercial, Nonalcoholic Sales District to "C-3" General Commercial District.

Jasun Harmon, 9222 Poteet Hwy, representing the owner, stated that they propose to operate a n automatic self service drive-thru carwash.

Staff stated there were 9 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and no response from the South Southwest 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 Robbins and seconded by Commissioner McAden to recommend approval.

1. Property is located on the Lot 2, Block 95, NCB 11067 at 9222 Poteet Jourdanton Freeway.
2. There were 9 notices mailed, 0 returned in opposition and 2 in favor.
3. Staff recommends approval.

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

**NAYS: None**

**THE MOTION CARRIED.**

#### **RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.