

# ZC – 440 NW John Jones

## Location:

- 440 NW John Jones

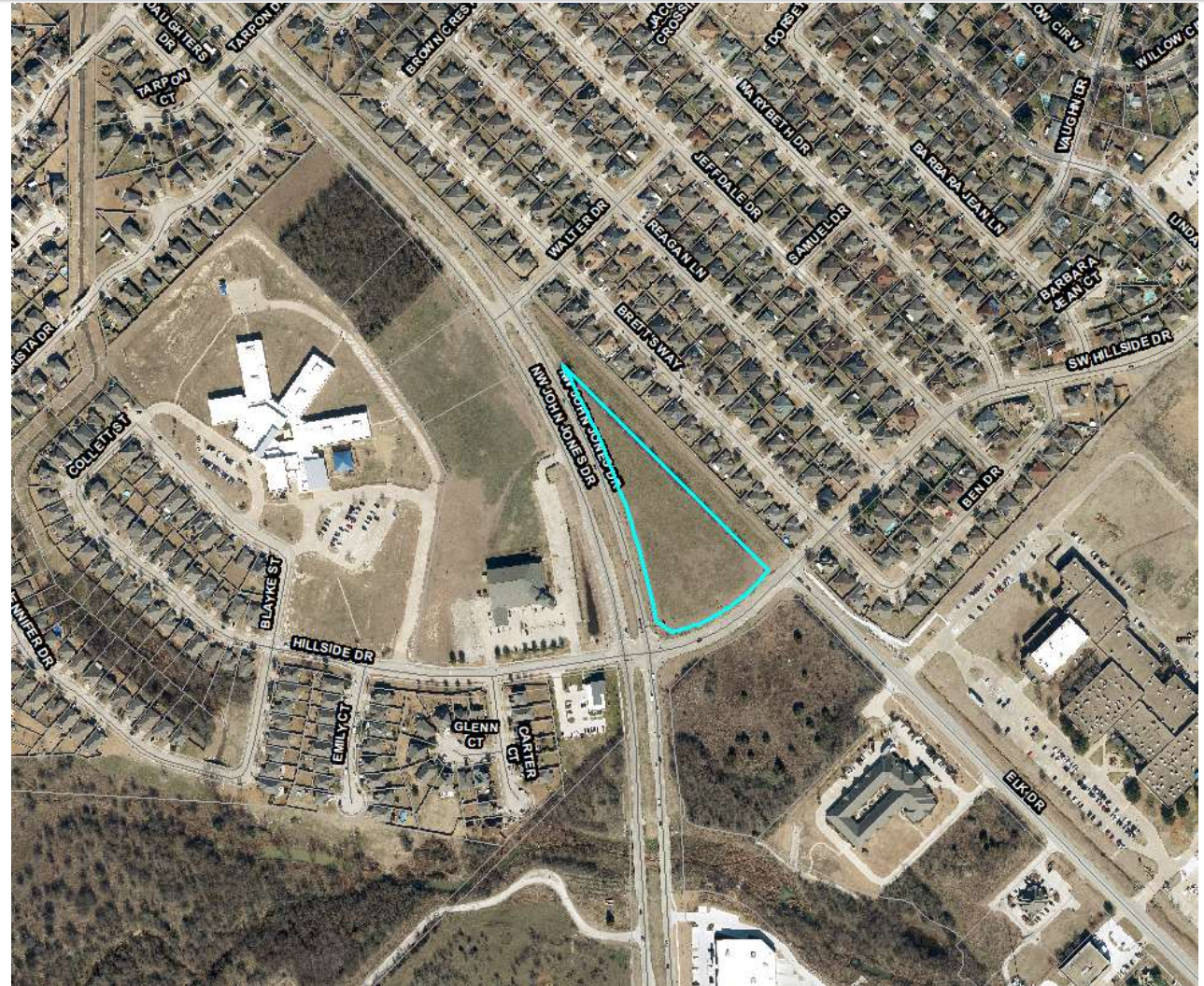
## Applicant:

Jack Maines (Southside Bank)

Madison Burleson LTD (owner)

## Item for approval:

Zoning Change from “SF-7” Single-family dwelling district-7 to “GR” General Retail (Case 25-048)



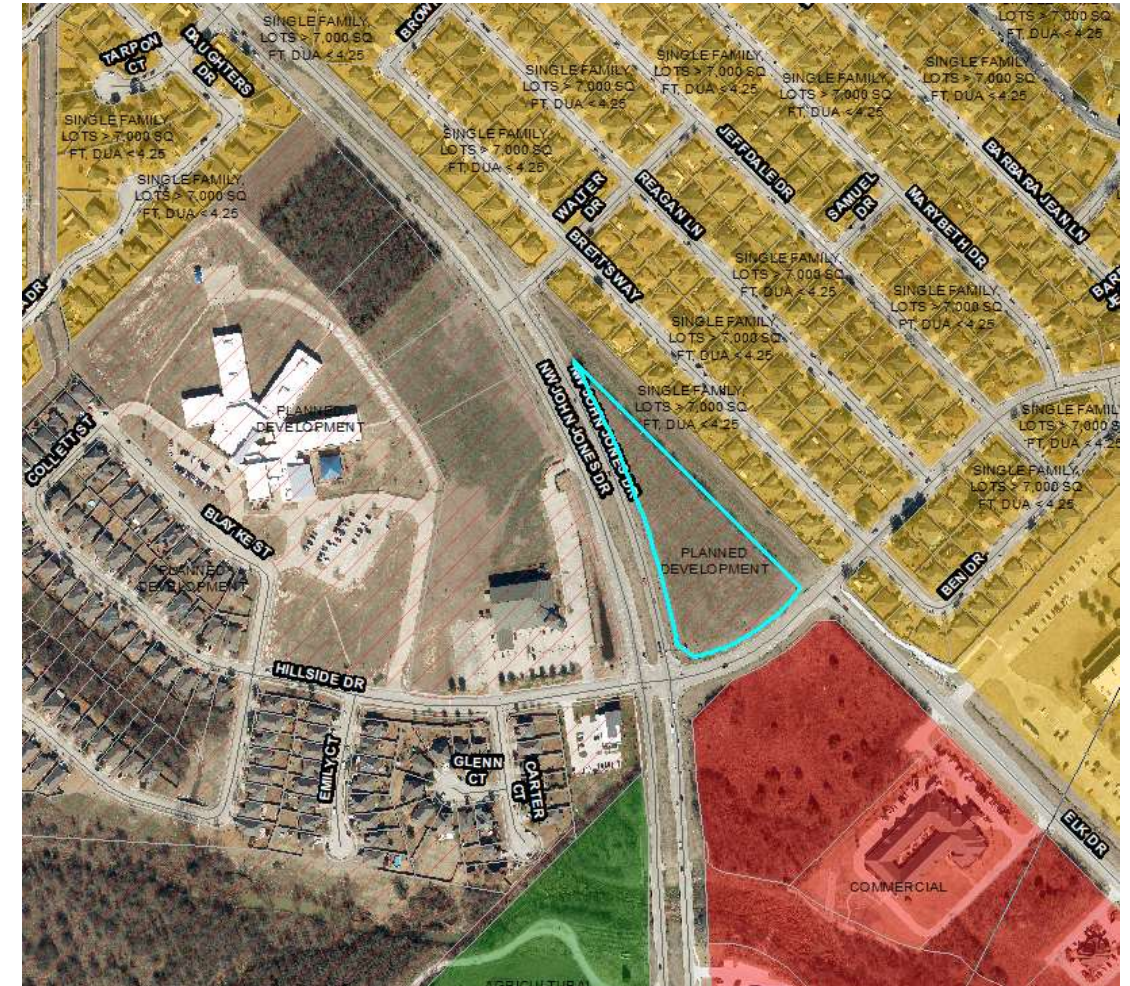


# Comprehensive Plan

## Community Commercial

# Zoning

## SF7, Single-Family-7



Parcel was not incorporated as part of the Planned Development ordinance



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Allowed by-right	SUP required
Antique shop	Amusement
Auto fuel sales	Auto rental
Bakery / retail	Fairgrounds
Child care	Liquor store
Drugstore or pharmacy	Plumbing shop
Office; medical, business, and professional	Taxidermy
Restaurant	
School / Religious institution	
Studio; music, dance, drama	
Variety store / retail	

Applicant is proposing to develop a bank– would be allowed as Office, Business and Professional

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## Public Hearing Notice

- Public notices were mailed to property owners (based on current JCAD records) within 300 feet of subject property.
- Staff published public notice in newspaper and posted signs on the property.
- Staff received one letter of opposition on April 2nd, from Denna Branson, who resides at 500 Bretts Way.
- This correspondence has been included as Exhibit 5 for Council's consideration.



### Legend

- 300 ft. Buffer
- Subject Property
- Properties within 300 ft
- Burleson

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## **P&Z Summary**

### **Vote**

Recommended approval unanimously

### **Discussion**

Staff confirmed that TxDOT owns the ROW along the NE boundary of the parcel

### **Speakers**

Applicant was present (no questions)



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## Staff's Recommendation

- Staff recommends approval of an ordinance for the zoning change request to “GR, General Retail.
- Retail use conforms with the Comprehensive Plan

