

Update on Zoning Case # Z2010117

As reported in our last newsletter, I received an email in June from Ruben G. Lizalde, Chief of Policy, Office of Councilman Reed Williams, District 8.

“I would like to update you over a future zoning request change case # Z2010117 located at 8203 W. IH 10 in the Highpoint Shopping Center where the TGIF once was located. Currently Propel Financial Services/Alamo tax loan is located in the Highpoint Shopping Center 8131 Suite 107 in which the business pays delinquent property taxes directly to the tax assessor or collector owed. In return for this payment to the county, the county tax assessors then transfer their ad valorem tax liens to Propel Financial Services. www.propelfinancialservices.com The zoning request change is from “C-3” General Commercial District to “C-3 S” General Commercial District with a Specific Use for a loan office in order to relocate from their current office into the old TGIF restaurant building within the shopping center. This zoning request is scheduled to be heard July 6, 2010 . . . May you pls. contact me at your convenience so that I may brief you over this case?”

This change applied to the old TGIF property at IH10 and Mockingbird, as shown in the below graphic:



I took the graphic from the City Zoning Case Notification Plan, where the solid line shows the property in question, and the dotted line shows a 200 foot radius that the City uses to determine whom to notify for the change.

Since the association was not aware of any significant problem with this requested change, I asked Jimmy Turner to contact the City for us. He emailed Brenda Valdez, the City case manager, on July 2nd:

“Good morning Ms Valadez,

As treasurer and acting on behalf of the Vance Jackson Neighborhood Association (VJ Neighborhood, Inc.), I want to let you know that the association has no objections to the subject rezoning (#Z2010117 S) of the included property from C-3 AHOD to C-3 S AHOD.

You may call me if you have any questions regarding this comment.

This response is in lieu of the “return form” at the bottom of your notification in accordance with your direction and assurance that the email response will become part of the permanent record.

Please notice that I have provided a courtesy copy of this email to Mr. Ted Trakas, President, Vance Jackson Neighborhood Association.”

Hopefully, we have not overlooked anything in supporting the requested change.

Ted Trakas