

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT
ONE YEAR PLAN AMENDMENT



File Number: 1-B-26-PA **Related File Number:** 12-B-25-RZ
Application Filed: 12/2/2025 **Date of Revision:**
Applicant: SAAD AL QARAGHOLI

PROPERTY INFORMATION

General Location: West side of Chapman Hwy, north and east of Fort Dickerson Rd
Other Parcel Info.:
Tax ID Number: 109 H A 025 **Jurisdiction:** City
Size of Tract: 11637 square feet
Accessibility: Access is off of Chapman Hwy, a 4-lane major arterial with a pavement width of 70 ft within a 100-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: South City **Plan Designation:** SWMUD-2 (South Waterfront Mixed Use District 2)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This property is located on Chapman Highway just north of the intersection with Woodlawn Pike and the entrance to Fort Dickerson Park. The area is characterized by a mix of uses, including commercial, office, multifamily residential, single family residential, and a public park.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 3109 Chapman Hwy.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-G-2 (General Commercial), HP (Hillside Protection Overlay)
Former Zoning:
Requested Zoning: C-H-1 (Highway Commercial), HP (Hillside Protection Overlay)
Previous Requests:
Extension of Zone: No, this is not an extension.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: SWMUD II (South Waterfront Mixed Use District Type 2), HP (Hillside Protection Overlay)

Action: Denied

Meeting Date: 1/8/2026

Details of Action:

Summary of Action: Deny the MU-SD, SC-4 (Mixed Use Special District, Chapman Highway, Downtown to Martin Mill Pike) because it is not supported by changing conditions in the area. The HP (Hillside Protection Overlay) would be retained.

Date of Approval:

Date of Denial: 1/8/2026

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: