

_____ Notices Mailed
 _____ In Opposition
 _____ In Favor

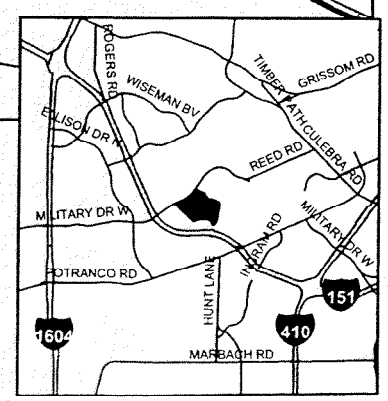
ZONING CASE: Z2002-267

City Council District NO. 6
 Requested Zoning Change
 From: "R-6,C-2 & C-3" To "ED"
 Date: JANUARY 21, 2003
 Scale: 1" = 550'

[Shaded Box] Subject Property
 [Circle] 200' Notification

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 p.578
 F-8

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CASE NO: Z2002267

Staff and Zoning Commission Recommendation - City Council

Date: February 13, 2003

Zoning Commission Meeting Date: January 21, 2003

Council District: 6

Ferguson Map: 612 F2

Appeal: No

Applicant: Owner

Legacy Trails Development Joint
Venture

Legacy Trails Development Joint Venture

Zoning Request: From "R-6" Single-Family District, "C-2" Commercial District and "C-3" Commercial District to "ED" Entertainment District.

135.2 acres out of NCB 17642

Property Location: At the intersection of Hunt Lane and Highway 151

Proposal: To develop a time share resort

Neigh. Assoc. : None

Neighborhood Plan : No

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval of "ED" Entertainment District.

The subject property is a large vacant parcel. The subject property is bounded by West Military Drive to the north, North Hunt Lane to east and State Highway 151 to the south. "ED" and residential zoning and uses exist to the north. To the south there exists commercial zoning and uses. The zoning to "ED" will be consistent and compliment the zoning and uses in the area. (Hyatt Hill Country resort and Sea World of Texas)

Zoning Commission Recommendation

Approval

VOTE

FOR 9

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Richard Ramirez 207-5018

Z2002267

ZONING CASE NO. Z2002267 January 21, 2003

Applicant: Legacy Trails Development Joint Venture

Zoning Request: "R-6" Single Family District, "C-2" Commercial District and "C-3" Commercial District to "ED" Entertainment District.

Gene Dawson, Jr., 555 E. Ramsey, representing the applicant, stated they are proposing to develop a time-share resort on the subject property. He stated this request is consistent with the destination resort hotel and golf course. This change in zoning will accommodate the construction of an additional nine holes of golf for the Hill Country Hyatt Hotel and 262 vacation club units. He further stated they feel this request is consistent with the Westover Hills Master Plan and the requirements of an Entertainment District.

FAVOR

Ron Clounce, 2202 Statlers Street, stated he supports this request. He stated he feels this would be good for the community and is consistent with their Master Plan.

Staff stated there were 18 notices mailed out to the surrounding property owners, 1 returned in opposition and 7 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 Grau and seconded by Commissioner Sherrill to recommend approval.

1. Property is located on 135.2 acres out of NCB 17642 at Hunt Lane and Highway 151.
2. There were 18 notices mailed, 1 returned in opposition and 7 in favor
3. Staff recommends approval.

AYES: McAden, Grau, Cardenas-Gamez, Kissling, McGowan, Sherrill, Avila, Morell, Mehringer

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE OF COUNCIL HEARING

To be provided at Council hearing.