



ZONING CASE: Z2003-141

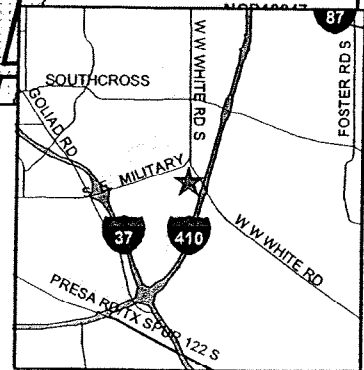
City Council District NO. 3
 Requested Zoning Change
 From: "I-1" To "PUD RM-4,C-3,MF-33,C-2"
 Date: September 11, 2003
 Scale: 1" = 450'

 Subject Property
 200' Notification

T-10
 p.568
 C-5



C:\AUG_5_2003



CASE NO: Z2003141

Staff and Zoning Commission Recommendation - City Council

Date: September 11, 2003

Zoning Commission Meeting Date: August 19, 2003

Council District: 3

Ferguson Map: 652 D7

Appeal: No

Applicant:

Earl & Brown, P. C.

Owner:

S. A Republic Properties, Ltd.

Zoning Request:

From "I-1" General Industrial District to "PUD RM-4" Planned Unit Development Residential Mixed District (Tract 1- 42.507 ac.); "MF-33" Multi-Family District (Tract 4- 6.747 ac.); "C-3" Commercial District (Tract 2- 8.425 ac. & Tract 3- 1.333 ac.) & "C-2" Commercial District (Tract 5 - 1.278 ac.)

60.29 acres out of NCB 10847

Property Location:

4100 Block of South WW White Road

The southwest corner of S.E. Military Drive and WW White Rd.

Proposal:

To develop the site

Neighborhood Association:

Within 200 feet - Pecan Valley Neighborhood Association

Neighborhood Plan:

None

TIA Statement:

A Level Three Traffic Impact Analysis was provided. The analysis identified five recommendations to be implemented. The recommendations are detailed on page 5 of the report.

Staff Recommendation:

Approval. The proposed residential development is adjacent to an existing golf course. The proposed commercial development is a downzoning from the existing "I-1". Staff encourages buffering between the proposed commercial development and the proposed residential development.

Zoning Commission Recommendation:

Approval

VOTE

FOR	11
AGAINST	0
ABSTAIN	0
RECUSAL	0

CASE MANAGER : Fred Kaiser 207-7942

Z2003141

ZONING CASE NO. Z2003141 – August 19, 2003

Applicant: Earl & Brown, P. C.

Zoning Request: "I-1" General Industrial District to PUD "RM-4" Planned Unit Development Residential Mixed Family District (Tract 1 – 42.507 ac.); "MF-33" Multi-Family District (Tract 4-6.747 ac.); "C-3" Commercial District (Tract 2-8.425 ac. & Tract 3-1.333 ac.) & "C-2" Commercial District (Tract 5-1.278 ac.).

Ken Brown, 111 Soledad, representing the owner, stated this project abuts the Republic of Texas Golf Course and has been planned to compliment the golf course as well as provide vital shopping conveniences for the area. He stated the developer will create a Homeowners Association for this subdivision and is contemplating the idea of requiring the Homeowners Association to maintain their homes within the subdivision. He also stated this project has been presented to the surrounding neighborhood associations; however, this project is not within the boundaries of an existing Neighborhood Association. There was no general opposition to the project; however, they expressed some concerns of which the developer is in the process of addressing.

Staff stated there were 11 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Pecan Valley 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 Dutmer and seconded by Commissioner McAden to recommend approval.

1. Property is located on the northeast irregular 1518.95 feet of Tract A, NCB 10847 at 100 S. E. Military Drive.
2. There were 11 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends approval.

Z2003141

**AYES: Martinez, Grau, Cardenas-Gamez, Kissling, Dutmer, Dixon, Sherrill,
McAden, Avila, Morell, Martinez**

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.