



# **ZONING CASE: 22003-154**

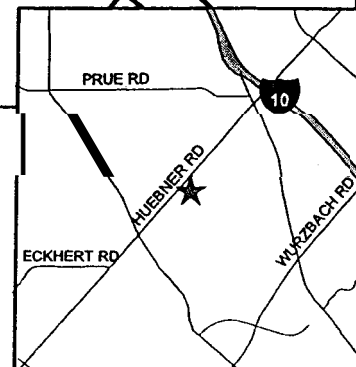
City Council District NO. 8  
 Requested Zoning Change  
 From: "R-6" To "C-2"  
 Date: September 25, 2003  
 Scale: 1" = 200'

 Subject Property  
 200' Notification

**T-16**  
**p.548**  
**D-6**



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# CASE NO: 72003154

## Staff and Zoning Commission Recommendation - City Council

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**Date:** September 25, 2003

**Zoning Commission Meeting Date:** September 02, 2003

**Council District:** 8

**Ferguson Map:** 548 B6

**Appeal:** No

**Applicant:** Owner

Integra Texas, L. L. C.

Ernest G. Simon Trust and the Estate of Ernest G. Simon, John Simon, Trustee

**Zoning Request:** From "R-6" Residential Single-Family District to "C-2" Commercial District

P-11, NCB 15656

**Property Location:** 9480 Huebner Road

Intersection of Huebner Road and Valley Green Road

**Proposal:** To construct and operate a medical/professional office building

**Neighborhood Association:** Oakland Estates Neighborhood Association (Within 200 feet of subject property)

**Neighborhood Plan:** None

**TIA Statement:** A Level I traffic impact analysis indicated no adverse traffic condition

**Staff Recommendation:**

Approval. Subject property is undeveloped land that abutts "C-3R" zoning to the northeast, and "C-3NA" zoning across Valley Green street to the southwest. There is "R-6" and C-3NA zoning across Huebner Road to the northwest. The requested "C-2" zoning is compatible with the zoning scheme in the area, and would have no adverse impact on other properties in the neighboring community.

**Zoning Commission Recommendation:**

Approval

**VOTE**

FOR 11

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Elvin J. Gant, Jr. 207-5876

**Z2003154**

**ZONING CASE NO. Z2003154** – September 2, 2003

Applicant: Integra Texas, L. L. C.

Zoning Request: “R-6” Residential Single Family District to “C-2” Commercial District.

Steve Huffman, 4402 **Vance** Jackson, representing the owner, stated their intent is to operate a medical professional office building. He stated he feels this requested change is compatible with the surrounding properties. He **further** stated he agrees to a “C-2NA” zoning change.

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 Morell and seconded by Commissioner McAden to recommend approval of “C-2NA”.

1. Property is located on P-1 1, NCB 15656 at **9480** Huebner Road.
2. There were 17 notices mailed, 0 returned in opposition and **4** in favor.
3. Staff recommends approval.

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

**NAYS: None**

**THE MOTION CARRIED.**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.