



# CASE NO: Z2003165

## Staff and Zoning Commission Recommendation - City Council

---

Zoning Commission continuance from September 2, 2003

**Date:** October 23, 2003

**Zoning Commission Meeting Date:** October 07, 2003

**Council District:** 4

**Ferguson Map:** 612 E3

**Appeal:** No

<b>Applicant:</b>	<b><u>Owner:</u></b>
JSL Development	Ellthree, Inc.

**Zoning Request:** From "C-2" Commercial District to "R-6" Residential Single-Family District  
0.7149 acres out of NCB 15850

**Property Location:** 9680 Potranco Road  
The northeast corner of Dugas Drive and Sugarloaf Drive

**Proposal:** To construct residential dwellings

**Neighborhood Association:** Heritage Neighborhood Association

**Neighborhood Plan:** None

**TIA Statement:** A traffic impact analysis is not required

**Staff Recommendation:**

Approval. The subject property is vacant. The proposed rezoning from "C-2" to "R-6" is compatible with the surrounding zoning and uses in the area. This rezoning would allow for continued residential development, complimenting the development pattern along Sugarloaf Drive.

**Zoning Commission Recommendation:**

Approval	<b><u>VOTE</u></b>	
	<b>FOR</b>	10
	<b>AGAINST</b>	0
	<b>ABSTAIN</b>	0
	<b>RECUSAL</b>	0

**CASE MANAGER :** Eric Dusza 207-7442

**Z2003165**

**ZONING CASE NO. Z2003165** – September 2, 2003

Applicant: JSL Development

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

Chad Kerry, representing the applicant, stated they are proposing to construct 4 residential homes on the subject property.

**OPPOSE**

Nancy Engleberg, stated she would like to request a continuance on this case to have more time to meet with the applicant to review the proposed development.

Mary Lee Butner, stated she is for new residential development however she would like to meet with the developer to further discuss this proposed development.

**REBUTTAL**

Chad Kerry, stated he feels this development is compatible with the surrounding lots. He stated he has been in contact with Mrs. Engelberg to discuss this proposed development. He further stated he would agree to a continuance to address any concerns they may have.

Staff stated there were 9 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 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 Avila and seconded by Commissioner Dutmer to recommend a continuance until October 7, 2003.

1. Property is located on 0.7149 acres out of NCB 15850 at 9680 Potranco Road.
2. There were 9 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends approval.

**AYES: Martinez, Cardenas-Gamez, Kissling, Dutmer, Dixon, Avila**

**NAYS: Grau, Sherrill, McAden, Morell, Peel**

**THE MOTION CARRIED.**

**Z2003165**

**ZONING CASE NO. Z2003165** – October 7, 2003

Applicant: JSL Development

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

Chad Carey, 13300 Old Blanco Rd., representing the applicant, stated they are requesting this change in zoning to allow residential dwelling development on the subject property. He stated he has been in contact with the neighborhood association who are in support of this request. He further stated he feels this development is compatible with the adjoining properties.

**FAVOR**

Nancy Engleberg, has met with Mr. Carey and is in full support of the proposed development.

Mary Lee Butner, stated they have met with the developer to discuss the proposed development and are in support of this project.

Staff stated there were 9 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and the Heritage Neighborhood Association is 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 Avila and seconded by Commissioner Grau to recommend approval.

1. Property is located on 0.7149 acres out of NCB 15850 at 9680 Potranco Road.
2. There were 9 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends approval.

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

**NAYS: None**

**THE MOTION CARRIED.**

**Z2003165**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.