

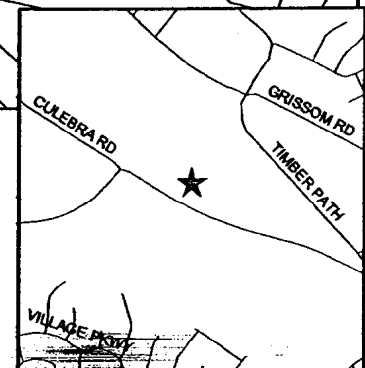
## ZONING CASE: Z2003-219

City Council District No. 6  
 Requested Zoning Change  
 From: "R-5" and "R-6" " To "C-2"  
 Date: January 8, 2004  
 Scale: 1" = 200'

 Subject Property

 200' Notification

P.579  
 B-6



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# CASE NO: Z2003219

## Staff and Zoning Commission Recommendation - City Council

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**Date:** January 08, 2004

**Zoning Commission Meeting Date:** November 18, 2003

**Council District:** 6

**Ferguson Map:** 579 B6

**Appeal:** No

**Applicant:** Owner

Brown Engineering Co.

Lar-Del, Ltd, Bob Trautmann Managing Partner

**Zoning Request:** From "R-6" Residential Single-Family District and "R-5" Residential Single-Family District to "C-2" Commercial District

**Property Location:** 9000 Block of Culebra

**Proposal:** To allow for commercial development

**Neighborhood Association:** None

**Neighborhood Plan:** None

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

### Staff Recommendation:

Approval. The property is at the intersection of Culebra and the future Timber Path. The existing Timber Path will be abandoned and realigned. The City and State are planning to elevate Timber Path from a low water crossing to an elevated road over Culebra Creek. The Department of Transportation has plans to widen Culebra at which time the realignment of Timber Path would be scheduled. The realignment of Timber Path will create a commercial node. The requested zoning will not have an adverse affect on the surrounding property.

### Zoning Commission Recommendation

Approval

#### VOTE

FOR	8
AGAINST	0
ABSTAIN	0
RECUSAL	0

**CASE MANAGER :** Richard Ramirez 207-5018

**Z2003219**

**ZONING CASE NO. Z2003219** – November 18, 2003

Applicant: Brown Engineering Co.

Zoning Request: "R-6" Residential Single Family District and "R-5" Residential Single Family to "C-2" Commercial District.

Mr. Connor, representing the owner, stated the purpose of this request is to allow for commercial development. He stated he has met with the surrounding property owner and the two neighborhood associations that are in this area, Great Northwest and Creekside, who are in support of this request.

Staff stated there were 2 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 Peel and seconded by Commissioner Grau to recommend approval.

1. Property is located on 90000 Block of Culebra.
2. There were 2 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends approval.

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

**NAYS: None**

#### **THE MOTION CARRIED**

#### **RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.