

_____ Notices Mailed
 _____ In Opposition
 _____ In Favor

ZONING CASE: Z2004-054

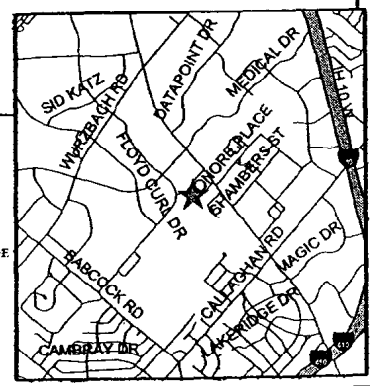
City Council District NO. 8
 Requested Zoning Change
 From: "PUD C-1 & PUD C-2" To "C-2"
 Date: April 8, 2004
 Scale: 1" = 200'

■ Subject Property
 ○ 200' Notification

E-2
 p.580



C:\MAR_2_2004



CASE NO: Z2004054

Staff and Zoning Commission Recommendation - City Council

Date: April 08, 2004

Zoning Commission Meeting Date: March 16, 2004

Council District: 8

Ferguson Map: 518 A 1

Appeal: No

Applicant:

Pasteur Oaks Property, L. P., Jeffery
Perritano

Owner:

Pasteur Oaks Property, L. P., Jeffery Perritano

Zoning Request: From "PUD C-1" Light Commercial Planned Unit Development District and
"PUD C-2" Commercial Planned Unit Development District to "C-2"
Commercial District

Lot 40 and the northeast 216.49 feet of Lot 38, Block 2, NCB 12812

Property Location: 7756 Louis Pasteur

Proposal: To remove the PUD overlay district for commercial uses

**Neighborhood
Association:** None

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. The subject property is undeveloped land surrounded by commercial uses. This property was part of a commercial planned unit development that was never developed. Considering the surrounding zoning and uses, the requested zoning is compatible with the surrounding uses. The remaining "C-1 PUD" to the southeast will provide an appropriate transition to the more intense proposed "C-2".

Zoning Commission Recommendation:

Approval

VOTE

FOR 10

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Mona Lisa Faz 207-7945

Z2004054

ZONING CASE NO. Z2004054 – March 16, 2004

Applicant: Pasteur Oaks Property, L. P. Jeffery Perritano

Zoning Request: PUD "C-1" Light Commercial Planned Unit Development District and PUD "C-2" Commercial Planned Unit Development District to "C-2" Commercial District.

Andy Guerrero, 3134 Renker, representing the applicant, stated they are requesting this change in zoning to allow the PUD Planned Unit Development be removed to develop a two story medical building. He further stated he has received a letter of support from Oak Hills Country Club.

Staff stated there were 14 notices mailed out to the surrounding property owners, 0 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 Stribling and seconded by Commissioner McAden to recommend approval.

1. Property is located on Lot 40 and the northeast 216.49 feet of Lot 38, Block 2, NCB 12812 at 7756 Louis Pasteur.
2. There were 14 notices mailed, 0 returned in opposition and 7 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.