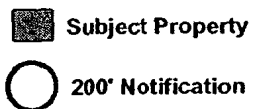


# ZONING CASE: Z2004-057 S

City Council District NO. 8  
 Requested Zoning Change  
 From: "R-6" To "C-2 S"  
 Date: April 8, 2004  
 Scale: 1" = 200'

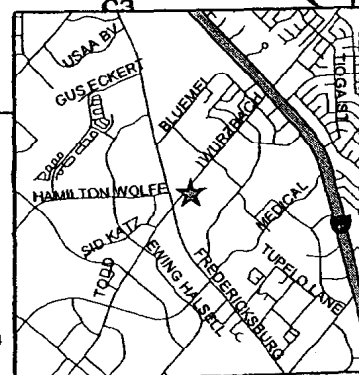


A-7  
 P.549



C:\MAR\_2\_2004

(A.2.)



# CASE NO: Z2004057 S

## Staff and Zoning Commission Recommendation - City Council

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**Date:** April 08, 2004

**Zoning Commission Meeting Date:** March 16, 2004

**Council District:** 8

**Ferguson Map:** 549 A7

**Appeal:** No

**Applicant:**

Robert Wurzbach/David Kinder

**Owner:**

Kinder & Wurzbach Family

**Zoning Request:** From "R-6" Residential Single Family District to "C-2 S" Commercial District with Specific use for a banquet hall

2.39 Acres out of NCB 13662

**Property Location:** 8542 Wurzbach Road

**Proposal:** To open a banquet hall

**Neighborhood Association:** None

**Neighborhood Plan:** None

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

### **Staff Recommendation:**

Approval. A renovated building is located on the subject property. The applicant is the property owner of the adjacent residentially zoned property to the northeast, south and west. A house is located south of the subject property and the remaining residentially zoned property is undeveloped. A restaurant, bank and office complex exist across Wurzbach Road to the north and another office complex exists northeast of the property. Considering the subject property's location within the Fredericksburg/Wurzbach commercial node, the zoning request is appropriate for the area.

### **Zoning Commission Recommendation:**

Approval

**CASE MANAGER :** Mona Lisa Faz 207-7945

### **VOTE**

<b>FOR</b>	11
<b>AGAINST</b>	0
<b>ABSTAIN</b>	0
<b>RECUSAL</b>	0

**ZONING CASE NO. Z2004057 S** – March 16, 2004

**Applicant:** Robert Wurzbach/David Kinder

**Zoning Request:** “R-6” Residential Single Family District to “C-2” S Commercial District with Specific use for a banquet hall.

Russell Felan, 2410 W. Commerce, representing the applicant, stated their intent is to operate a banquet hall on the subject property. The existing structure would remain however the interior would be remodel to fit a banquet hall. They would provide additional parking as well as landscaping.

David Kinder, 300 Convent, owner, stated they have owned the property since the early 1900's. He stated they are proposing to operate a banquet hall on the subject property. He further stated the request zoning use is compatible with the surrounding uses.

Staff stated there were 13 notices mailed out to the surrounding property owners, 1 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 Stribling and seconded by Commissioner Avila to recommend approval.

1. Property is located on 2.39 acres out of NCB 13662 at 8542 Wurzbach Road.
2. There were 13 notices mailed, 1 returned in opposition and 1 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.