

ZONING CASE: Z2004-067

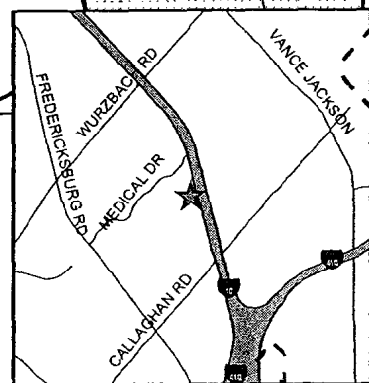
City Council District NO. 8
 Requested Zoning Change
 From: "C-3" To "C-3 PUD"
 Date: May 13, 2004
 Scale: 1" = 200'

■ Subject Property
 ○ 200' Notification

C-7
 p.549



C:\APR_8_2004



CASE NO: Z2004067

Staff and Zoning Commission Recommendation - City Council

Date: May 13, 2004

Zoning Commission Meeting Date: April 06, 2004

Council District: 8

Ferguson Map: 549 B7

Appeal: No

Applicant: NAPPA Office Condominiums I, Ltd. **Owner:** NAPPA Office Condominiums I, Ltd.

From "C-3" General Commercial District to "PUD C-3" Planned Unit Development General Commercial District

P-100C and 100E, NCB 11631 (1.88 acres)

Property Location: Property located at the southwest corner of Fountain Head Drive and IH 10 West

Proposal: To create a PUD for 13 individual office buildings

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. The current zoning is "C3" and a change to "PUD C-3" will not alter the uses allowed. Since the surrounding properties are developed and have commercial and office uses, the flexibility allowed in lot layout and design through the PUD process is not expected to negatively impact other properties in the vicinity.

Zoning Commission Recommendation:

Approval

VOTE

FOR 10

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Trish Wallace 207-0215

Z2004067

ZONING CASE NO. Z2004067 – April 6, 2004

Applicant: NAPPA Office Condominiums I, Ltd.

Zoning Request: "C-3" General Commercial District to "C-3" PUD Commercial Planned Unit Development District.

Jim Hailey, 9207 Standing Creek Lane, representing the applicant, stated they proposing an office complex consisting of 13 individual buildings on the subject property.

Staff stated there were 7 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 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 Dutmer to recommend approval.

1. Property is located on P-100C and 100E, NCB 11631 (1.88 acres) at the southwest corner of Fountain Head Drive and IH 10 West.
2. There were 7 notices mailed, 0 returned in opposition and 0 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.