

ZONING CASE: Z2004-062

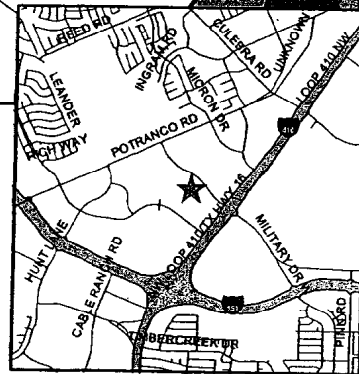
City Council District NO. 6
 Requested Zoning Change
 From: "R-6" To "C-3"
 Date: May 13, 2004
 Scale: 1" = 300'

Subject Property
 200' Notification

D-3
p.681



C:\APR_8_2004



CASE NO: Z2004062

Staff and Zoning Commission Recommendation - City Council

Date: May 13, 2004

Zoning Commission Meeting Date: April 06, 2004

Council District: 6

Ferguson Map: 613 D2

Appeal: No

Applicant:

Brown, P. C.

Owner:

S.I. Lang ETAL

Zoning Request: From "R-6" Residential Single-Family District to "C-3" General Commercial District

9.835 acres out of NCB 15329

Property Location: South side of Military Drive West

approximately 550 feet northwest of Loop 410 NW

Proposal: To develop a Retail Center

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is required.

Staff Recommendation:

Approval. The subject property is located in a "C-3" node (Loop 410 and Military Drive West) The site has "I-1" zoning to the north and south, "C-3R" zoning to the east and annexation generated "R-6" zoning to the west. The site is undeveloped and undeveloped property is located to the east, west and south of the tract. Sony electronics has an existing facility to the north. A TIA was reviewed and it was determined that improvements will be required to develop the property as proposed.

Zoning Commission Recommendation:

Approval

VOTE

FOR 10

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Fred Kaiser 207-7942

Z2004062

ZONING CASE NO. Z2004062 – April 6, 2004

Applicant: Brown, P. C.

Zoning Request: "R-6" Residential Single-Family District to "C-3" General Commercial District.

Ken Brown, 112 E. Pecan, representing the owner, stated the purpose of this zoning change is to construct a Super Wal-Mart on this 25-acre lot. He further stated he has been in contact with Chairman Martinez to further discuss this development. He stated he feels this development is compatible with the surrounding commercial uses.

Staff stated there were 3 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 Sherrill to recommend approval.

1. Property is located 9.835 acres out of NCB 15329 at the Southside of Military Drive West approximately 550 feet northwest of Loop 410 Northwest
2. There were 3 notices mailed, 0 returned in opposition and 1 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.