

----- Notices Mailed
 ----- In Opposition
 ----- In Favor

ZONING CASE: Z2004-044

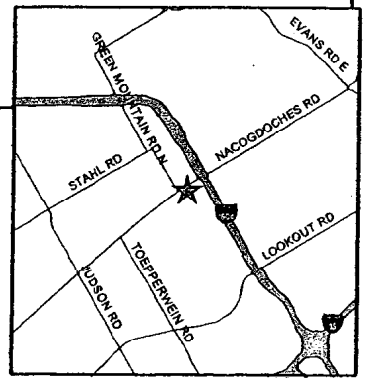
City Council District NO. 10
 Requested Zoning Change
 From: "R-6" To "C-3"
 Date: May 13, 2004
 Scale: 1" = 200'

■ Subject Property
 ○ 200' Notification

D-5
 p.519



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 (A.Z.)



CASE NO: Z2004044

Staff and Zoning Commission Recommendation - City Council

Zoning Commission continuance from March 2, 2004 to April 6, 2004

Date: May 13, 2004

Zoning Commission Meeting Date: March 02, 2004

Council District: 10

Ferguson Map: 519 E5

Appeal: No

Applicant:

David Popkin & Mark Higgins

Owner:

David Popkin & Mark Higgins

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

1.05 acres out of NCB 16587

Property Location: 16500 Nacogdoches Rd.

Southeast of the intersection of Stahl Road and Nacogdoches Road

Proposal: To make the subject property uniform in zoning with abutting properties.

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. Subject property is undeveloped land that is located within the Nacogdoches Road/1604 commercial node. "C-3 R" zoning abuts subject property to the northwest. There is "C-3" zoning to the east and across Nacogdoches Road to the north. "C-3" zoning is best located off major arterials and freeways. Subject property is located off Nacogdoches Road, and that is a major arterial. The requested zoning is compatible with the zoning scheme in the area, and will have no adverse impact on other properties therein.

Zoning Commission Recommendation:

Approval

VOTE

FOR 9

AGAINST 0

ABSTAIN 1

RECUSAL 0

CASE MANAGER : Elvin J. Gant, Jr. 207-5876

Z2004044

ZONING CASE NO. Z2004044 – March 2, 2004

Applicant: David Popkin & Mark Higgins

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

Jim Van Nesu, 13453 Blanco Road, representing the applicant, stated they are proposing to develop office/retail center on subject property. He stated the first floor would consist of retail use and the second floor would consist of office use. He stated they proposing a title company, a real estate office, a mortgage brokerage a bicycle manufacture and other retail outlets.

Staff stated there were 9 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 Grau and seconded by Commissioner Kissling to recommend a continuance until April 6, 2004.

1. Property is located 1.05 acres out of NCB 16587 at 16500 Nacogdoches Road.
2. There were 9 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

ZONING CASE NO. Z2004044 – April 6, 2004

Applicant: David Popkin & Mark Higgins

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

Jim Van Ness, 13453 Blanco Road, representing the applicant, stated they are proposing to develop a 20,000 square foot two story office/retail building on the subject property. He stated the office would occupy the 2nd floor and retail would occupy the 1st floor.

Z2004044

Staff stated there were 9 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 Grau and seconded by Commissioner McAden to recommend approval.

1. Property is located on 1.05 acres out of NCB 16587 at 16500 Nacogdoches Road.
2. There were 9 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends approval.

**AYES: Martinez, Grau, 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.