

ZONING CASE: Z2004-059

City Council District NO. 4
 Requested Zoning Change
 From: "R-4" To "C-3"
 Date: May 27, 2004
 Scale: 1" = 200'

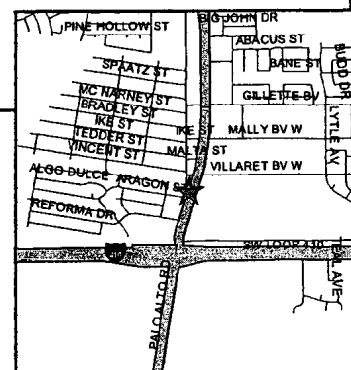
Subject Property
 200' Notification

D-3
 p.681



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(S.A.)



CASE NO: Z2004059

Staff and Zoning Commission Recommendation - City Council

Zoning Commission continuance from March 16, 2004

Date: May 27, 2004

Zoning Commission Meeting Date: March 16, 2004

Council District: 4

Ferguson Map: 681 D4

Appeal: No

Applicant:

Dean E. Dobson

Owner:

Dean E. Dobson

Zoning Request: From R-4 Residential Single-Family District to C-3 Commercial District

Lot 345, NCB 11135

Property Location: Near the intersection of Palo Alto Road and the Poteet Jourdanton Freeway

Proposal: To develop a parking lot

Neighborhood Association: South Southwest Neighborhood Association

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval. The subject property is located on the Poteet Jourdanton Freeway, a major arterial, at the intersection with Palo Alto Road. The property to the north and west is zoned "C-3". The property is the only piece of land zoned residential out of a larger, irregular commercial block. The potential for residential development is very doubtful. Rezoning to commercial will provide for more consistent development of this block.

Zoning Commission Recommendation:

Approval

VOTE

FOR 10

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Fred Kaiser 207-7942

Z2004059

ZONING CASE NO. Z2004059 – March 16, 2004

Applicant: Dean E. Dobson

Zoning Request: "R-4" Residential Single Family District to "C-3" Commercial District.

Jesse Menchaca, representing the applicant, stated the purpose of this request is to develop a Subway/Arcade on the subject property. He stated the surrounding uses around the subject property are commercial uses and he feels this request is consistent with proposed use.

Staff stated there were 5 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 Avila and seconded by Commissioner McAden to recommend a continuance until April 20th.

1. Property is located on Lot 345, NCB 11135 at near the intersection of Palo Alto Road and the Poteet Jourdanton Freeway.
2. There were 5 notices mailed, 0 returned in opposition and 12 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED.

ZONING CASE NO. Z2004059 – April 20, 2004

Applicant: Dean E. Dobson

Zoning Request: "R-4" Residential Single Family District to "C-3" General Commercial District.

Dean Dobson, 7701 Wurzbach, applicant, he is requesting this change in zoning to allow development of a Subway/Arcade on the subject property.

Z2004059

Staff stated there were 5 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and the South Southwest Neighborhood Association is 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 Avila and seconded by Commissioner Grau to recommend approval.

1. Property is located on Lot 345, NCB 11135 near the intersection of Palo Alto Road and Poteet-Jourdanton Freeway.
2. There were 5 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends approval.

AYES: Martinez, Grau, Dutmer, Dixon, Sherrill, McAden, Avila, Stribling, Peel

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.