



# CASE NO: Z2004156

## Staff and Zoning Commission Recommendation - City Council

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**Date:** August 12, 2004

**Zoning Commission Meeting Date:** July 06, 2004

**Council District:** 9

**Ferguson Map:** 583 A3

**Appeal:** No

**Applicant:** Owner

Alamo Park, Inc. Alamo Park, Inc.

**Zoning Request:** From C-3 Commercial District to MXD Mixed Use District  
13.72 acres out of NCB 8702

**Property Location:** 304 Basse Road

**Proposal:** To provide concentrated residential, retail, office and mixed uses

**Neighborhood Association:** None

**Neighborhood Plan:** None

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

### Staff Recommendation:

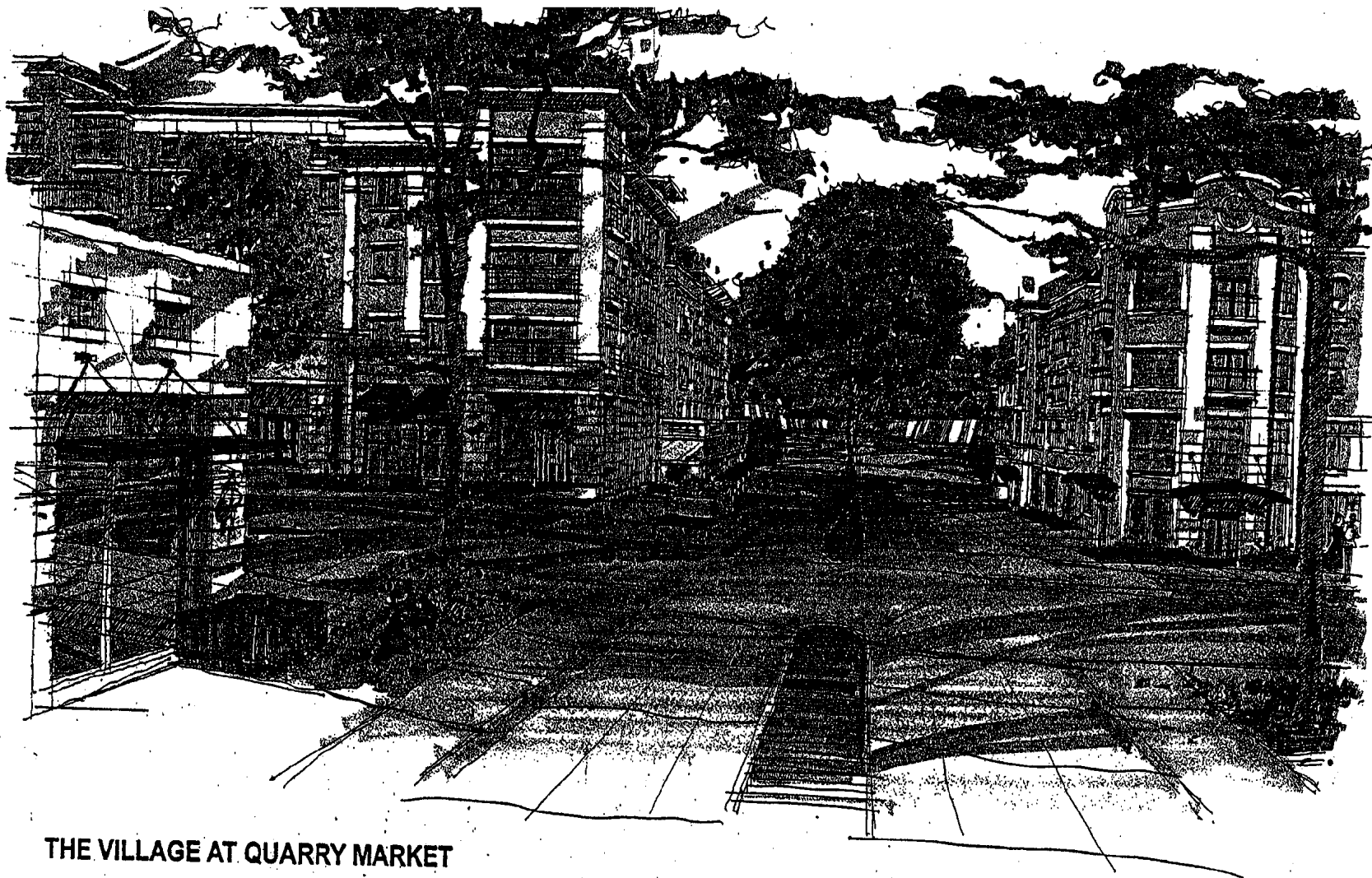
Approval. The subject property is vacant land currently zoned C-3. The property is located within 200 feet of a retail center and is in close proximity to a residential neighborhood. C-3 zoning and uses surround the subject property. The subject property is located east and south of the intersection of two arterial streets, Basse Road East and Jones Maltzberger Road. MXD zoning is appropriate at this location.

### Zoning Commission Recommendation

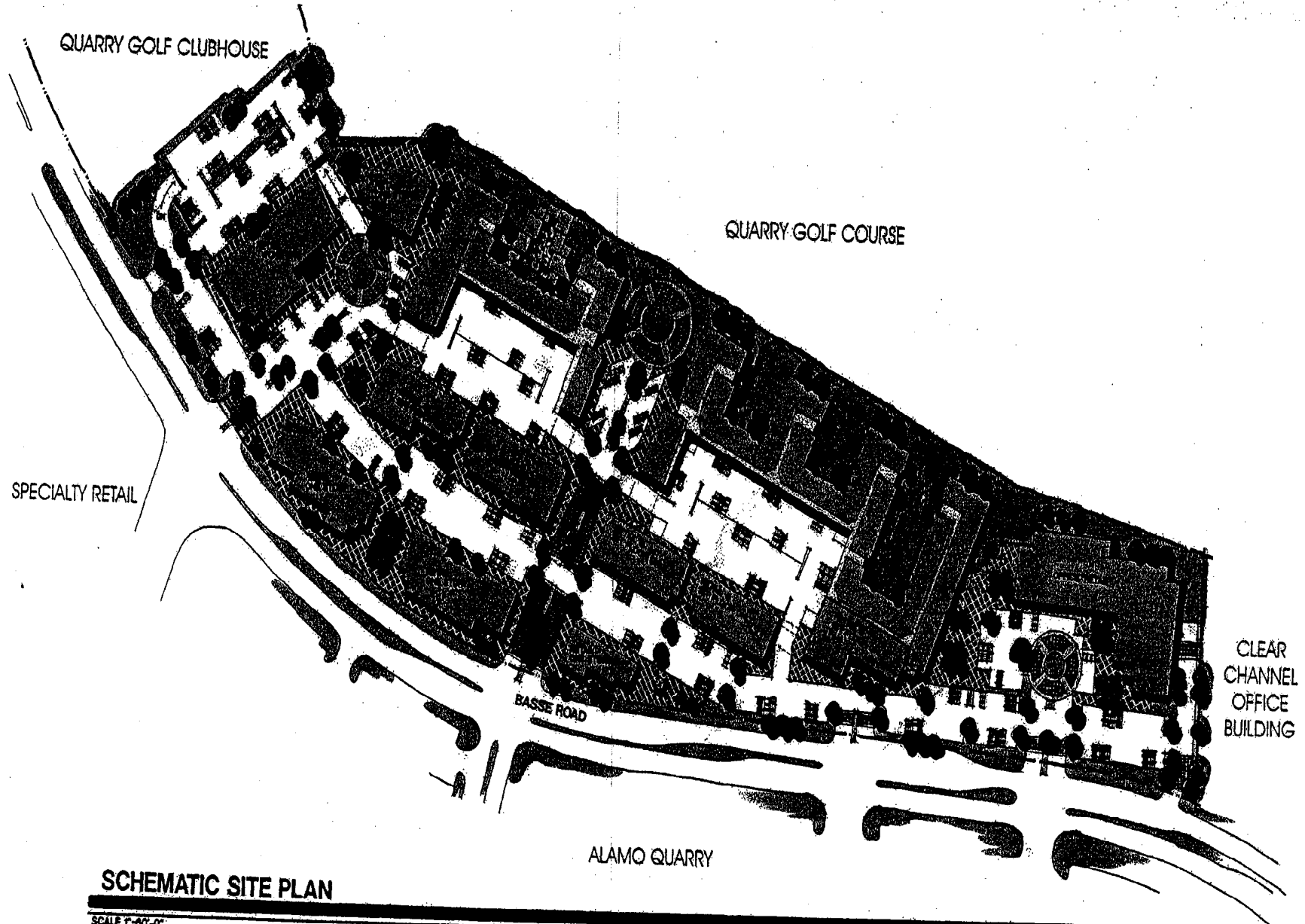
Approval

<u>VOTE</u>	
FOR	10
AGAINST	0
ABSTAIN	0
RECUSAL	0

**CASE MANAGER :** Richard Ramirez 207-5018



THE VILLAGE AT QUARRY MARKET



**SCHEMATIC SITE PLAN**

SCALE 1"=60'-0"

06-27-04

QUARRY GOLF CLUBHOUSE

QUARRY GOLF COURSE

1 LEVEL PARKING AT  
GRADE W/ 1 LEVEL  
PARKING DECK ABOVE

PROPOSED  
ANCHOR TENANT

PROPOSED PREMIUM  
RESTAURANT SITE

FOUR STORY RESIDENTIAL  
W/ GOLF COURSE VIEWS

MAIN STREET THEME W/  
PEDESTRIAN ACCESS TO  
GOLF COURSE VIEWS

FOUR STORY RESIDENTIAL  
W/ GOLF COURSE VIEWS

3 1/2 LEVELS OF  
PARKING STRUCTURE  
MAIN STREET THEME

4 1/2 LEVELS OF  
PARKING STRUCTURE

PROPOSED FUTURE:  
- 80 UNIT CONDO OR  
- 95,000 SF OFFICE OR  
- 15,000 SF RETAIL

BASSE RETAIL STORE  
FRONT ACCESS

SPECIALTY RETAIL

THREE STORY RESIDENTIAL  
OVER 1ST FLOOR RETAIL  
CONTINUOUS DOWN  
MAIN STREET THEME

MAIN STREET THEME

BASSE RETAIL STORE  
FRONT ACCESS

ALAMO QUARRY

MAIN STREET THEME

CLEAR  
CHANNEL  
OFFICE  
BUILDING

**THE VILLAGE AT QUARRY MARKET**

SCALE 1"=60'-0"

06-27-04

# COMMERCIAL TABULATION

BLOCK 1	29,000 SF RETAIL
BLOCK 2	32,000 SF RETAIL
BLOCK 3	24,400 SF RETAIL
BLOCK 4	10,000 SF OFFICE

TOTAL COMMERCIAL 95,400

# PARKING

186 SPACES @ 1 PER	167 SF
139 SPACES @ 1 PER	230 SF
166 SPACES @ 1 PER	131 SF
67 SPACES @ 1 PER	149 SF

577 SPACES @ 1 PER 165 SF

# PARKING DISTRIBUTION

	RETAIL	RESIDENTIAL
SURFACE		
BLOCK 1	38 SPACES	0 SPACES
BLOCK 2	68 SPACES	0 SPACES
BLOCK 3	80 SPACES	0 SPACES
BLOCK 4	87 SPACES	0 SPACES
STRUCTURE		
BLOCK 1	147 SPACES	0 SPACES
BLOCK 2	70 SPACES	175 SPACES
BLOCK 3	100 SPACES	380 SPACES
BLOCK 4	0 SPACES	160 SPACES

# RESIDENTIAL TABULATION

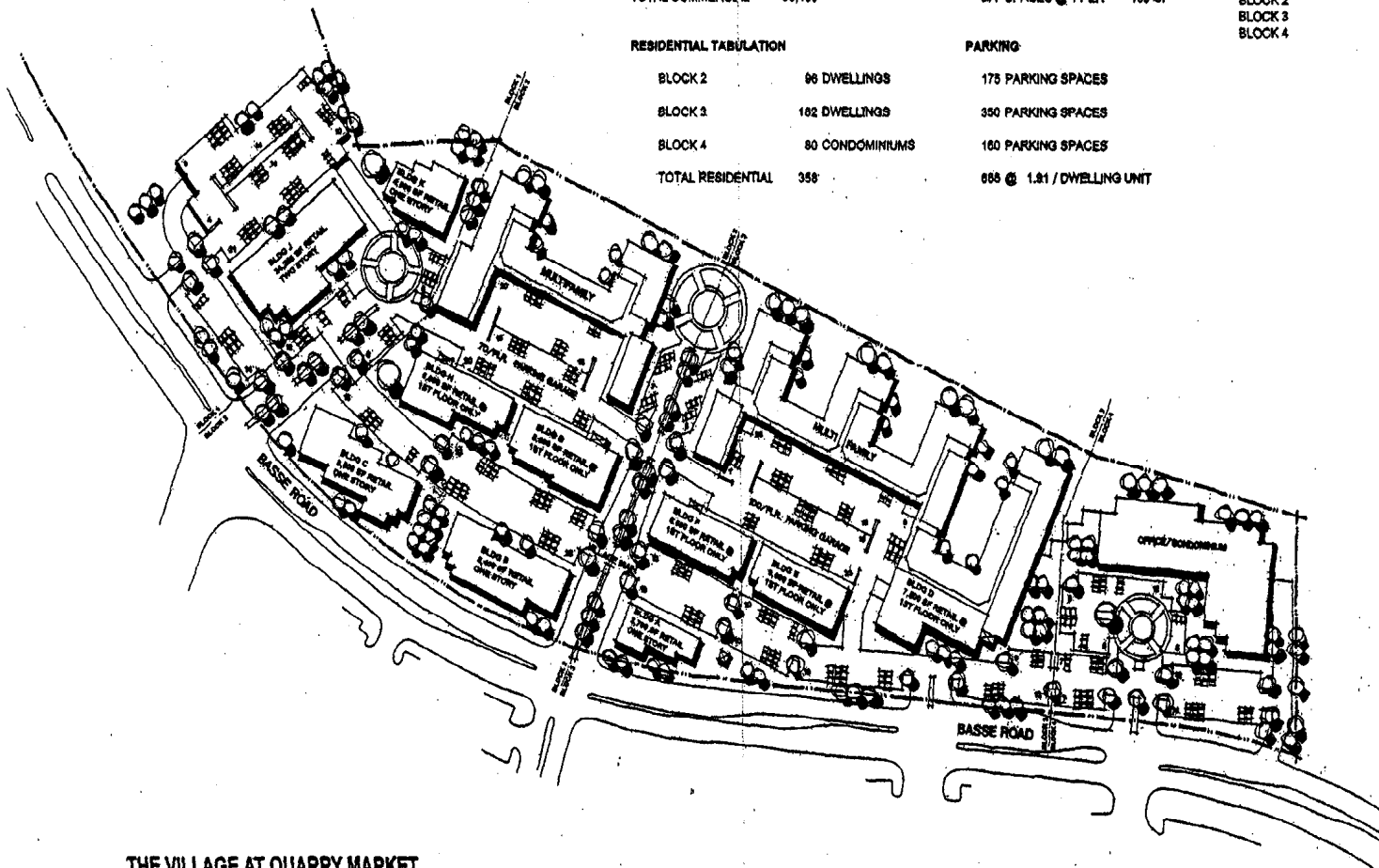
BLOCK 2	96 DWELLINGS
BLOCK 3	182 DWELLINGS
BLOCK 4	80 CONDOMINIUMS

TOTAL RESIDENTIAL 358

# PARKING

175 PARKING SPACES
350 PARKING SPACES
160 PARKING SPACES

685 @ 1.91 / DWELLING UNIT



THE VILLAGE AT QUARRY MARKET

SCALE 1/8"=1'-0"

02.10.04



**Z2004156**

**ZONING CASE NO. Z2004156** – July 6, 2004

Applicant: Alamo Park, Inc.

Zoning Request: "C-3" Commercial District to "MXD" Mixed Use District.

Andy Guerrero, 3134 Renker, representing the applicant, stated the property would be developed as a mixed-use retail, condominium and multiple family developments.

**FAVOR**

Robert Hunt, stated they are requesting this zoning change to accommodate a project that can be best designed as a new urbanism, smart growth, main street village fully integrated mixed use development. It encompasses approximately 13.72 acres that would include 275 units of multiple family rental housing, up to 80 units of condominiums and approximately 85,000 square feet of specialty retail. He further stated they have been in contact with the neighborhood association who are in support.

Staff stated there were 8 notices mailed out to the surrounding property owners, 0 returned in opposition and 4 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 McAden and seconded by Commissioner Grau to recommend approval with site plan submitted to go forward to City Council.

1. Property is located on 13.72 acres out of NCB 8702 at 304 Basse Road.
2. There were 8 notices mailed, 0 returned in opposition and 4 in favor.
3. Staff recommends approval.

**AYES: Martinez, Grau, 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.