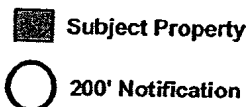


ZONING CASE: Z2004-154

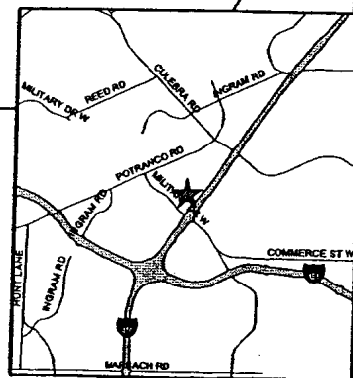
City Council District NO. 6
 Requested Zoning Change
 From: "I-1" To "C-3"
 Date: August 12, 2004
 Scale: 1" = 200'



E-2
 p.613



C:\Jul_6_2004
 (A.Z.)



CASE NO: Z2004154

Staff and Zoning Commission Recommendation - City Council

Date: August 12, 2004

Zoning Commission Meeting Date: July 06, 2004

Council District: 6

Ferguson Map: 613 E2

Appeal: No

Applicant:	<u>Owner</u>
Rachel Major	John L. Santikos

Zoning Request: From I-1 General Industrial District to C-3 General Commercial District
Lot P-1E, Block 3, NCB 13233

Property Location:
Micron Road and Northwest Crossroads

Proposal: To construct a Mixed use retail center

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 I-1 and is a remaining portion that will complete the C-3 zoning which fronts on Loop 410. There is I-1 zoning to the west and C-3 zoning exists to the south, east and northeast. The subject property is located near the intersection of an arterial street (Military Drive West) and freeway (Northwest Loop 410). C-3 zoning is encouraged at major intersections making this an appropriate location for a commercial node.

Zoning Commission Recommendation

Approval

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

CASE MANAGER : Richard Ramirez 207-5018

Z2004154

ZONING CASE NO. Z2004154 – July 6, 2004

Applicant: Rachel Major

Zoning Request: "I-1" General Industrial District to "C-3" Commercial District.

Rachel Major, 152 E. Pecan, representing the owner, stated they are requesting this change in zoning to construct a mixed-use retail center 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 Peel and seconded by Commissioner Grau to recommend approval.

1. Property is located on Lot P-1E, Block 3, NCB 13233 at Micron Road and Northwest Crossroads.
2. There were 7 notices mailed, 0 returned in opposition and 0 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.