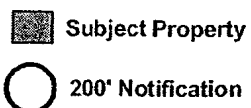


ZONING CASE: Z2004-152

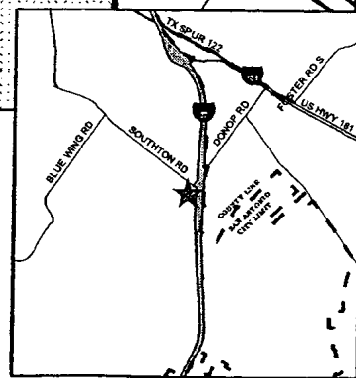
City Council District NO. 3
 Requested Zoning Change
 From: "FR" To "RD"
 Date: August 12, 2004
 Scale: 1" = 300'



E-1
 p.718



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 (A.2.)



CASE NO: Z2004152

Staff and Zoning Commission Recommendation - City Council

Date: August 12, 2004

Zoning Commission Meeting Date: July 20, 2004

Appeal: No

Council District: 3

Ferguson Map: 718 E2

Applicant: David W. Monnich

Owner: Southton Road Venture, Ltd.

Zoning Request: From "FR" Farm and Ranch District to "RD" Rural District

Property Location: Lots 101, 102, 103, P-297; Block 1; NCB 16626

Property located at the southwest corner of the intersection of Donop Road, Southton Road and I-37

Proposal: General commercial development

Neighborhood Association: None

Neighborhood Plan: Southside Initiative Community Plan

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Inconsistent. The requested zoning is not consistent with the Agriculture land use designation. The applicant has submitted a land use plan change to Rural Living which is scheduled to be heard by City Council August 12, 2004. The Planning Commission recommended approval of the amendment on July 14, 2004.

Denial. The requested zoning is not consistent with the Agriculture land use designation. Should the land use designation be changed, staff would support the requested Rural Development zoning.

The property is located at the intersection of I-37 and Southton Road. A gas station with convenience store and a car wash already exist at this intersection. The RD District would allow future commercial development greater than 6,000 sq ft within the first 850 feet of the intersection of I-37 and Southton Road an enhanced secondary arterial. Smaller commercial development and low density residential development is allowed throughout the RD District. The property to the north is zoned Rural Development. The property to the west and south is zoned Farm & Ranch. The property to the east is outside the City Limits.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Trish Wallace 207-0215

VOTE

| | |
|----------------|---|
| FOR | 8 |
| AGAINST | 0 |
| ABSTAIN | 0 |
| RECUSAL | 0 |

Z2004152

ZONING CASE NO. Z2004152 – July 20, 2004

Applicant: David W. Monnich

Zoning Request: "FR" Farm and Ranch District to "RD" Rural Development District.

David Monnich, representing the owner, stated they are requesting this change in zoning to allow for general commercial development. He stated they have visited with the surrounding property owners who are in support of this request.

Staff stated there were 7 notices mailed out to the surrounding property owners, 1 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.

FINDING OF CONSISTENCY OF THE MASTER PLAN

COMMISSION ACTION

The motion was made by Commissioner Dutmer and seconded by Commissioner Avila to find inconsistency of the neighborhood plan.

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

NAYS: None

THE MOTION CARRIED

RECOMMENDATION ON ZONING CASE REQUEST.

COMMISSION ACTION

The motion was made by Commissioner Dutmer and seconded by Commissioner McAden to recommend approval.

1. Property is located on Lots 101 thru 103, P-297, Block 1, NCB 16626 at the southwest corner of the intersection of Donop Road, Southton Road and 1-37.
2. There were 7 notices mailed, 1 returned in opposition and 4 in favor.
3. Staff recommends denial.

Z2004152

AYES: Martinez, Grau, Cardenas-Gamez, Dutmer, Dixon McAden, Avila, Peel

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.