

CASE NO: Z2004145

Staff and Zoning Commission Recommendation - City Council

Date: August 12, 2004

Zoning Commission Meeting Date: July 06, 2004

Council District: 4

Ferguson Map: 612 C4

Appeal: No

Applicant: Owner

Kaufman & Associates, Inc. John L. Santikos

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

27 acres out of NCB 34362

Property Location:

Loop 1604 and Potranco Road

Proposal: To allow for commercial use.

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 R-6 fronting on Loop 1604 and bordered by a natural buffer to the north, east and south (100 Year Flood Plain). The subject property is located near the intersection of an arterial street (Potranco Road) and freeway (Loop 1604 West). 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

Z2004145

ZONING CASE NO. Z2004145 – July 6, 2004

Applicant: Kaufman & Associates, Inc.

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

Rob Killen, 100 W. Houston, representing the applicant, stated they are requesting this change in zoning to allow for commercial use. He stated they are proposing to construct a 16-screen movie theater and a shopping center. He further stated they have met with the representatives from Heritage Neighborhood Association who are in support of this request. He stated they have also prepared covenants that prohibit trailer courts, mobile home parks, junkyards and sexually orientated businesses.

FAVOR

Mary Buettner, Heritage Neighborhood Association, stated they have met with Mr. Killen along with Commissioner Avila to discuss Mr. Santikos's proposal. She stated they are in support of this request. She feels this development would have a positive impact on the community.

Staff stated there were 2 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 Grau to recommend approval with the restrictive covenants.

1. Property is located on 27 acres out of NCB 34362 at Loop 1604 and Potranco Road.
2. There were 2 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

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THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.