



ZONING CASE: Z2004-141

City Council District NO. 6
 Requested Zoning Change
 From: R-6 To C-2
 Date: August 12, 2004
 Scale: 1" = 600'

 Subject Property
 200' Notification

D-5
 p.578



C:\Jun_1_2004
 (A.Z.)



CASE NO: Z2004141

Staff and Zoning Commission Recommendation - City Council

Date: August 12, 2004

Zoning Commission Meeting Date: June 15, 2004

Council District: 6

Ferguson Map: 578 D5

Appeal: No

Applicant:

Owner:

Westover Hills Development Partners, L. P.

Westover Hills Development Partners, L. P.

Zoning Request: From R-6 Residential Single-Family District to C-2 Commercial District
P-31, NCB 17642

Property Location: Northeast corner of the intersection of Wiseman Boulevard and proposed
Rogers Road
North side of Wiseman Boulevard approximately 1400 feet east of Highway
151

Proposal: For commercial use

**Neighborhood
Association:** None

Neighborhood Plan: None

TIA Statement: A Level 1 Traffic Impact Analysis was submitted as required

Staff Recommendation:

Approval. The subject property is undeveloped and is located on Wiseman Boulevard, a secondary arterial. The subject property is adjacent to R-6 Residential Single-Family District to the north, east, C-3 General Commercial District, I-1 General Industrial District to the southwest and C-2 Commercial District across Wiseman Boulevard to the south. The C-2 Commercial District is compatible with the commercial development in the area.

Zoning Commission Recommendation:

Approval

VOTE

FOR 10

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Pedro Vega 207-7980

Z2004141

ZONING CASE NO. Z2004141 – June 15, 2004

Applicant: Westover Hills Development Partners, L. P.

Zoning Request: "R-6" Residential Single Family District to "C-2" Commercial District.

Marty Wender, representing the owner, stated they are requesting this change in zoning to make it consistent with the surrounding uses. He further stated there is not intended use at the moment. He stated they have met with the surrounding property owners and Chairman Martinez to further discuss this zoning request. He further stated they would impose their Master Plan and protected covenants, which will keep the continuity of the Westover Hills Development.

FAVOR

Jan Wells, 10306 Mount Evans, stated she have met with Mr. Wender, Chairman Martinez and Councilman Barrera's Office she strongly supports this request. She further stated she has been in contact with the surrounding property owners who are all in support of this request.

Staff stated there were 30 notices mailed out to the surrounding property owners, 1 returned in opposition and 2 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 McAden to recommend approval.

1. Property is located on P-31, NCB 17642 at northeast corner of the intersection of Wiseman Boulevard and proposed Rogers Road.
2. There were 30 notices mailed, 1 returned in opposition and 2 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED

Z2004141

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.