

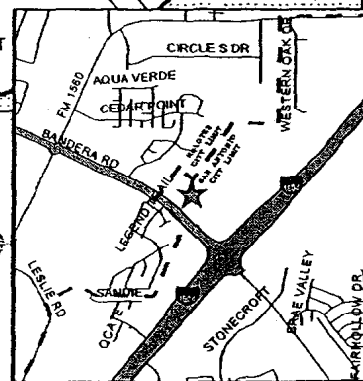
ZONING CASE: Z2004-166

City Council District NO. 8
 requested Zoning Change
 from: R-6 To C-3
 date: August 12, 2004
 scale: 1" = 300'

- Subject Property
- 200' Notification

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p.546

C:Jul. 6, 2004
 (A.2)



CASE NO: Z2004166

Staff and Zoning Commission Recommendation - City Council

Date: August 12, 2004

Zoning Commission Meeting Date: July 20, 2004

Council District: 8

Ferguson Map: 547 A1

Appeal: No

Applicant:

Owner:

Falcon International Bank % Hugo A. Gutierrez III Falcon International Bank

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

12.00 acres out of, Block 8, NCB 14867

Property Location: 12166 Bandera Road

Northeast side of Bandera Road

Proposal: Developed as retail and business uses

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is required.

Staff Recommendation:

Approval. The subject property is located on Bandera Road, a major thoroughfare, and is undeveloped. An auto repair facility and mini-storage exist immediately northwest of the subject property. A 135 foot wide easement and retail shopping center (zone C-3 General Commercial District) is located southeast of the subject property. The requested zoning change is in keeping with the commercial uses along this portion of Bandera Road and within the Bandera Road/North Loop 1604 West commercial node. Considering the location of the subject property, the C-3 General Commercial District would be appropriate at this location.

Zoning Commission Recommendation:

Approval

<u>VOTE</u>	
FOR	9
AGAINST	0
ABSTAIN	0
RECUSAL	0

CASE MANAGER : Pedro Vega 207-7980

Z2004166

ZONING CASE NO. Z2004166 – July 20, 2004

Applicant: Falcon International Bank

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

Andy Guerrero, 3134 Renker, representing the applicant, stated they are proposing mixed-use business park on the subject property. He stated they have visited with the surrounding property owners who are in support of the proposed request.

Staff stated there were 10 notices mailed out to the surrounding property owners, 0 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 Stribling and seconded by Commissioner McAden to recommend approval.

1. Property is located on 12.00 acres out of Block 8, NCB 14867 at 12166 Bandera Road.
2. There were 10 notices mailed, 0 returned in opposition and 2 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.