

CASE NO: Z2004164

Staff and Zoning Commission Recommendation - City Council

Date: August 12, 2004

Zoning Commission Meeting Date: July 20, 2004

Council District: 10

Ferguson Map: 584 A3

Appeal: No

Applicant:

E. Roger Campos, Jr.

Owner:

Sci-Texas Funeral Services Inc.

Zoning Request: From R-5 Residential Single Family District to C-3NA General Commercial District, Nonalcoholic Sales

0.281 acres out of NCB 12165

Property Location: 1701 Austin Highway

Eisenhower Road at Austin Highway

Proposal: To accommodate current and future needs with regards to office space and other business operations

Neighborhood Association: Wilshire (within 200 feet)

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval. The owner of the subject property also owns the adjacent cemetery and intends to use the subject property for cemetery purposes, office space, general operating and business functions. C-3NA would be appropriate at this intersection.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Fred Kaiser 207-7942

VOTE

FOR	9
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2004164

ZONING CASE NO. Z2004164 – July 20, 2004

Applicant: E. Roger Campos, Jr.

Zoning Request: "R-5" Residential Single Family District to "C-3NA" C Commercial District Nonalcoholic Sales.

Roger Campos, 13121 N. W. Military, representing the owner, stated his client is proposing to develop office storage space on the subject property. He stated he has been in contact with Austin Revitalization Group and Wilshire Neighborhood Association who are in support of this request.

Staff stated there were 9 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Wilshire Neighborhood Association.

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 Grau and seconded by Commissioner McAden to recommend approval.

1. Property is located on 0.281 acres out of NCB 12165 at 1701 Austin Highway.
2. There were 9 notices mailed, 0 returned in opposition and 0 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.