



# CASE NO: Z2004156

## Staff and Zoning Commission Recommendation - City Council

City Council Continuance from August 12, 2004

**Date:** August 26, 2004

**Zoning Commission Meeting Date:** July 06, 2004

**Council District:** 9

**Ferguson Map:** 583 A3

**Appeal:** No

**Applicant:**

Alamo Park, Inc.

**Owner:**

Alamo Park, Inc.

**Zoning Request:** From C-3 Commercial District to MXD Mixed Use District

13.72 acres out of NCB 8702

**Property Location:** 304 Basse Road

**Proposal:** To provide concentrated residential, retail, office and mixed uses

**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 C-3. The property is located within 200 feet of a retail center and is in close proximity to a residential neighborhood. C-3 zoning and uses surround the subject property. The subject property is located east and south of the intersection of two arterial streets, Basse Road East and Jones Maltsberger Road. MXD zoning is appropriate at this location.

### Zoning Commission Recommendation:

Approval

### VOTE

FOR 10

AGAINST 0

ABSTAIN 0

RECUSAL 0

**CASE MANAGER :** Richard Ramirez 207-5018

**Z2004156**

**ZONING CASE NO. Z2004156** – July 20, 2004

Applicant: Alamo Park, Inc.

Zoning Request: "C-3" Commercial District to "MXD" Mixed Use District.

Andy Guerrero, 3134 Renker, representing the applicant, stated the property would be developed as a mixed-use retail, condominium and multiple family developments.

**FAVOR**

Robert Hunt, stated they are requesting this zoning change to accommodate a project that can be best designed as a new urbanism, smart growth, main street village fully integrated mixed use development. It encompasses approximately 13.72 acres that would include 275 units of multiple family rental housing, up to 80 units of condominiums and approximately 85,000 square feet of specialty retail. He further stated they have been in contact with the neighborhood association who are in support.

Staff stated there were 8 notices mailed out to the surrounding property owners, 0 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.

**COMMISSION ACTION**

The motion was made by Commissioner McAden and seconded by Commissioner Grau to recommend approval with site plan submitted to go forward to City Council.

1. Property is located on 13.72 acres out of NCB 8702 at 304 Basse Road.
2. There were 8 notices mailed, 0 returned in opposition and 4 in favor.
3. Staff recommends approval.

**AYES: Martinez, Grau, Kissling, Dutmer, Dixon, Sherrill, McAden, Avila,  
Stribling, Peel**

**NAYS: None**

**THE MOTION CARRIED**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.