



# CASE NO: Z2004208

## Staff and Zoning Commission Recommendation - City Council

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**Date:** October 14, 2004

**Zoning Commission Meeting Date:** September 21, 2004

**Council District:** 10

**Ferguson Map:** 553 C4

**Appeal:** No

**Applicant:**

O'Connor -I35, Ltd.

**Owner:**

Mike J. Claypool, O'Connor -I35, Ltd.

**Zoning Request:** From I-1 IH-1 General Industrial District (Northeast Gateway Corridor Overlay District 1) to C-3 IH-1 General Commercial District (Northeast Gateway Corridor Overlay District 1)

3.531 acres out of NCB 14952

**Property Location:** Southwest side O'Connor Road

Southwest side O'Connor Road between Interstate Highway 35 North and Randolph Boulevard

**Proposal:** Bank and shopping/retail center

**Neighborhood Association:** Royal Ridge Neighborhood Association (Within 200 feet) and Randolph Hills Civic Club (Within 200 feet)

**Neighborhood Plan:** None

**TIA Statement:** A Level-1 Traffic Impact Analysis is required. The Development Services TIA Division has reviewed the Level-1 Traffic Impact Analysis (TIA) for 3.66 O'Connor Subdivision re-zone. The analysis is in compliance with TIA Ordinance 91700.

**Staff Recommendation:**

Approval. The subject property is undeveloped and is located on O'Connor road. The subject property is adjacent to R-6 IH-1 Residential Single Family District (Northeast Gateway Corridor Overlay District 1) to the southwest (High Power Lines), I-1 IH-1 General Industrial District (Northeast Gateway Corridor Overlay District 1) to the northwest (Vacant and Walgreens Pharmacy) and across O'Connor Road to the northeast (LOWE'S). The subject property is within the Interstate Highway 35 North and O'Connor Road commercial node. The C-3 IH-1 General Commercial District (Northeast Gateway Corridor Overlay District 1) is compatible with the development pattern and zoning along O'Connor Road.

**Zoning Commission Recommendation:**

Approval

**VOTE**

**FOR** 9

**AGAINST** 0

**ABSTAIN** 0

**RECUSAL** 0

**CASE MANAGER :** Pedro Vega 207-7980

**Z2004208**

**ZONING CASE NO. Z2004208** – September 21, 2004

Applicant: O'Connor – I35, Ltd.

Zoning Request: "I-1" IH-1 General Industrial District (Northeast Gateway Corridor Overlay District 1) and "C-3" IH-1 Commercial District (Northeast Gateway Corridor Overlay District 1) to "C-3" IH-1 Commercial District (Northeast Gateway Corridor Overlay District 1)

Applicant/Representative not present.

Staff stated there were 16 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 Grau and seconded by Commissioner McAden to recommend approval.

1. Property is located on 3.53 acres out of NCB 14952 at Southwest side of O'Connor Road.
2. There were 16 notices mailed, 0 returned in opposition and 2 in favor.
3. Staff recommends approval.

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

**NAYS: None**

**THE MOTION CARRIED**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.