



ZONING CASE: Z2004-247

City Council Change NO. 2
 Requested Zoning Change
 From: "R-6,C-3,BP,I-1,MH" To "C-2,MF-33,R-5"
 Date: December 9, 2004
 Scale: 1" = 1100"

Subject Property
 200' Notification

C-7
p.548



C:\NOV_2_2004



CASE NO: Z2004247

Staff and Zoning Commission Recommendation - City Council

Date: December 09, 2004

Zoning Commission Meeting Date: November 16, 2004

Council District: 2

Ferguson Map: 619 C4

Appeal: No

Applicant: Owner

Kaufman & Associates, Inc.

Rosillo Creek Development Ltd.

Zoning Request: From R-6 to C-2 on 2.220 acres out of NCB 12867; and From MH to C-2 on 1.423 acres out of NCB 12867; and From MH to R-5 on 62.602 acres out of 12867; and From BP to R-5 on 32.784 acres out of NCB 17332 and NCB 17992; and From BP to C-2 on 3.337 acres out of NCB 17323 and NCB 17992; and From C-3 to R-5 on 2.010 acres out of NCB 17992; and From R-6 to R-5 on 426.693 acres out NCB 12867, NCB 17332, NCB 17992 and NCB 35098; and From C-3 to MF-33 on 7.522 acres out of NCB 17993 and 35098; and From R-6 to MF-33 on 27.311 acres out of NCB 17992, NCB 17993 and NCB 35098; and From R-6 to C-2 on 2.715 acres out of NCB 17992

Property Location: Southwest corner of IH-10 and Foster Road

Proposal: To allow for a mixed residential and commercial master plan development.

Neighborhood Association: Eastgate Neighborhood Associations

Neighborhood Plan: I H 10 East Corridor Plan

TIA Statement: A traffic impact analysis is required and is in compliance with the TIA ordinance 91700. On-site improvements, as well as, improvements along the project limits will be required and shall be provided by the developer at the time of platting.

Staff Recommendation:

Inconsistent.

The I-H 10 East Corridor Plan calls for the subject properties to be Community Commercial, Mixed Use, Public/Institutional, Multi-Family Residential, Park/Open Space and Hike and Bike Trails land uses. A Plan Amendment was submitted and approved by Planning Commission on November 10, 2004. The Planning Department is in support of the request.

Approval contingent on Plan Amendment. The proposed zoning scenario compatibly integrates open spaces, neighborhood services, community facilities and a variety of residential styles within the neighborhood. The proposed development will promote a more sustainable neighborhood, which accommodates a broad range of recreational, service, shopping, and residential needs, thereby reducing automobile trips and encouraging pedestrian travel. The property's location at the intersection of IH 10 and Foster Road will adequately accommodate commercial and local traffic.

Zoning Commission Recommendation

Approval contingent on Plan Amendment.

CASE MANAGER : Richard Ramirez 207-5018

VOTE

FOR	8
AGAINST	0
ABSTAIN	0
RECUSAL	0

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ZONING CASE NO. Z2004247 – November 16, 2004

Applicant: Kaufman & Associates, Inc.

Zoning Request: “R-6” Residential Single-Family District to “C-2” Commercial District on 2.220 acres out of NCB 12867 and from “MH” Manufactured Housing District to “C-2” Commercial District on 1.423 acres out of NCB 12867 and from “MH” Manufactured Housing District to “R-5” Residential Single-Family District on 62.602 acres out of 12867 and from “BP” Business Park District to “R-5” Residential Single-Family District on 32.784 acres out of NCB 17332 and NCB 17992 and from “BP” Business Park District to “C-2” Commercial District on 3.337 acres out of NCB 17323 and NCB 17992 and from “C-3” General Commercial District to “R-5” Residential Single-Family District on 2.010 acres out of NCB 17992 and from “R-6” Residential Single-Family District to “R-5” Residential Single-Family District on 426.693 acres out NCB 12867, NCB 17332, NCB 17992 and NCB 35098 and from “C-3” General Commercial District to “MF-33” Multi-Family District on 7.522 acres out of NCB 17993 and 35098 and from “R-6” Residential Single-Family District to “MF-33” Multi-Family District on 27.311 acres out of NCB 17992, NCB 17993 and NCB 35098 and from “R-6” Residential Single-family District to “C-2” Commercial District on 2.715 acres out of NCB 17992.

Bill Kaufman, 100 W. Houston, representing the owner, stated this zoning request is a down zoning. He stated a plan amendment was submitted and presented to Planning Commission on November 10, 2004. He stated this request would allow the removal of manufactured housing and Business Park. He further stated they have been working with the IH 10 East Corridor planning team who are in support of this request.

Staff stated there were 46 notices mailed out to the surrounding property owners, 0 returned in opposition and 19 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.

FINDING OF CONSISTENCY OF THE MASTER PLAN

COMMISSION ACTION

The motion was made by Commissioner Dixson and seconded by Commissioner McAden to find inconsistency of the neighborhood plan.

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AYES: Martinez, Kissling, Dutmer, Dixon, Sherrill, McAden, Avila, Peel

NAYS: None

THE MOTION CARRIED

COMMISSION ACTION

The motion was made by Commissioner Dixon and seconded by Commissioner Dutmer to recommend approval contingent plan amendment.

1. Property is located on southwest corner of IH-10 and Foster Road.
2. There were 46 notices mailed, 0 returned in opposition and 19 in favor.
3. Staff recommends denial.

AYES: Martinez, Kissling, Dutmer, Dixon, Sherrill, McAden, Avila, Peel

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.