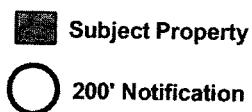


ZONING CASE: Z2004-230

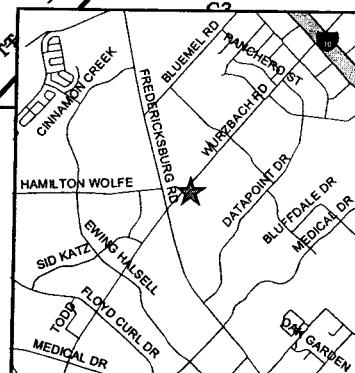
City Council District NO. 8
 Requested Zoning Change
 From: "R-6" To "C-2 S"
 Date: November 18, 2004
 Scale: 1" = 200'



A-7
 p.549



C:\Oct_5_2004
 (A.Z.)



CASE NO: Z2004230 S

Staff and Zoning Commission Recommendation - City Council

Date: November 18, 2004

Zoning Commission Meeting Date: October 19, 2004

Council District: 8

Ferguson Map: 549 A7

Appeal: No

Applicant:

The Wurzbach Estate at Burmeade
Oaks, Ltd.

Owner:

EM Heritage Holdings, Ltd.

Zoning Request: From R-6 Residential Single Family District to C-2 S Commercial District
with Specific Use Authorization for a banquet hall

0.323 acres and 0.914 acres out of NCB 13662

Property Location: 8542 Wurzbach Road

Proposal: To continue the development of a banquet hall

Neighborhood Association: Kensington Neighborhood Association

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval.

In April of 2004, the property owner requested a zone change (Z2004057 S) on 2.39 acres of property at this location, excluding certain portions fronting Wurzbach Road. The property owner is returning to Zoning Commission requesting a zone change for this previous excluded property to continue the development of the banquet hall. The applicant owns the single-family dwelling to the south of the subject property. A restaurant, bank and office complex exist across Wurzbach Road to the north and another office complex exists northeast of the property. Considering the subject property's location within the Fredericksburg and Wurzbach Road commercial node, the zoning request is appropriate.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Fred Kaiser 207-7942

VOTE

FOR 9

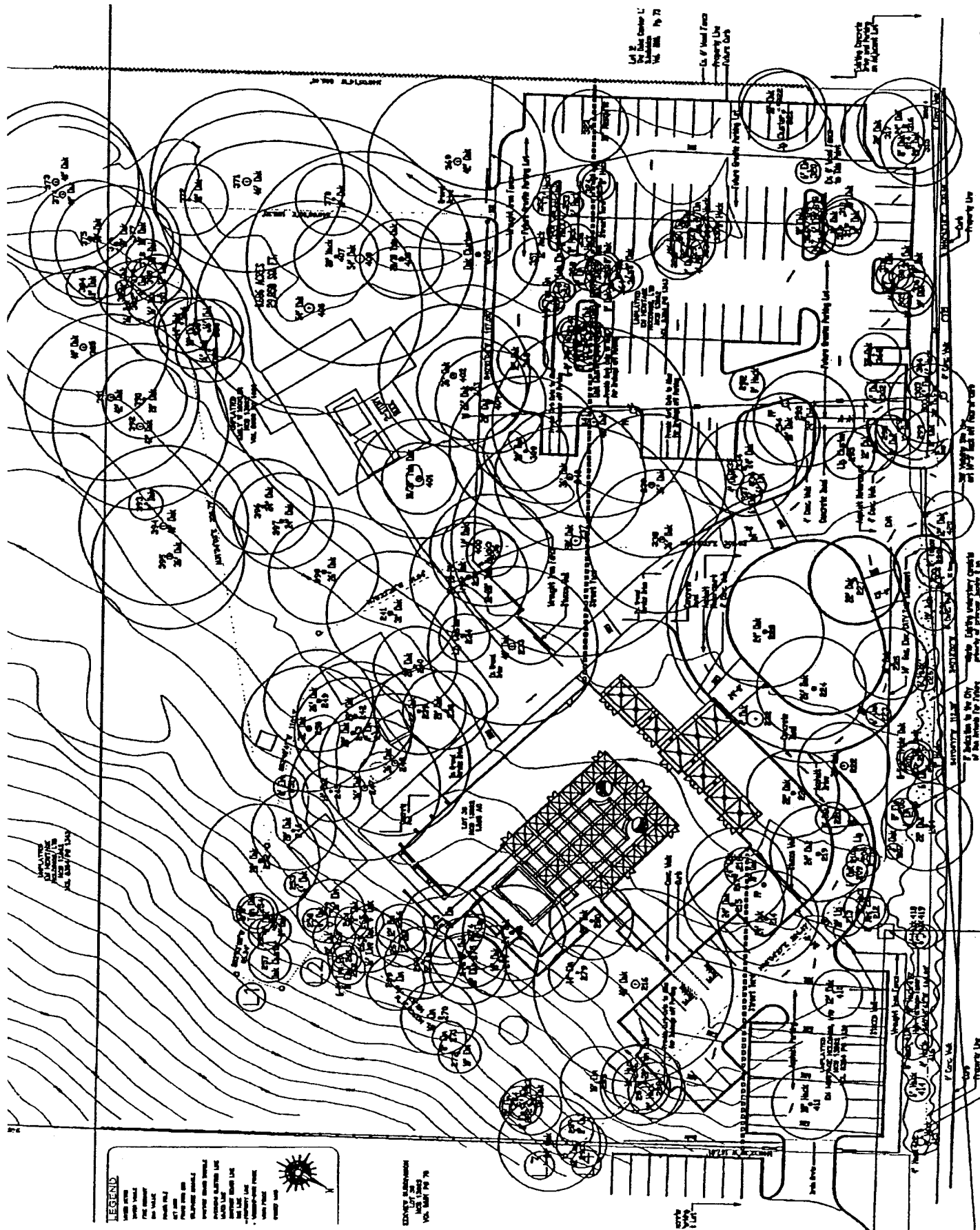
AGAINST 0

ABSTAIN 0

RECUSAL 0

Z2004230S

Scale
1/64



1100.10 80. FT. CUBIC YD.

VURZBACH ROAD

1100.10 80. FT. CUBIC YD.

1100.10 80. FT. CUBIC YD.

Z2004230 S

ZONING CASE NO. Z2004230 S – October 19, 2004

Applicant: The Wurzbach Estate of Burmeade Oaks, Ltd.

Zoning Request: "R-6" Residential Single Family District to "C-2" S Commercial District with Specific Use Authorization for a banquet hall.

Vickie Kinder, 215 Winding Way, stated this property is undeveloped and their intent is to construct a banquet hall on the subject property. She stated this proposed development is consistent with the surrounding uses and does not feel this request would have a negative impact on the community.

Staff stated there were 21 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Kensington 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 Stribling and seconded by Commissioner Grau to recommend approval.

1. Property is located on 0.323 acres and 0.914 acres out of NCB 13662 at 8542 Wurzbach Road.
2. There were 21 notices mailed, 0 returned in opposition and 0 in favor.
3. Staff recommends approval.

AYES: Martinez, Grau, Cardenas-Gamez, Kissling, Dutmer, Dixon, Sherrill, Avila, Stribling

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.