

# **ZONING CASE: Z2004-232**

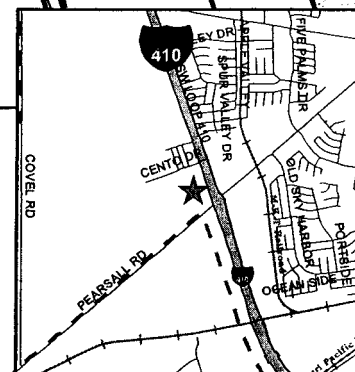
City Council District NO. 4  
 Requested Zoning Change  
 From: "R-6, I-1" To "C-3"  
 Date: November 18, 2004  
 Scale: 1" = 400'

Subject Property  
 200' Notification

**F-1**  
**p.679**



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 (A.Z.)



# CASE NO: Z2004232

## Staff and Zoning Commission Recommendation - City Council

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**Date:** November 18, 2004

**Zoning Commission Meeting Date:** October 19, 2004

**Council District:** 4

**Ferguson Map:** 679 F2

**Appeal:** No

**Applicant:**

Kaufman & Associates, Inc.

**Owner:**

McCombs Family Partners, Ltd.

**Zoning Request:** From R-6 Residential Single-Family District and I-1 General Industrial District to C-3 General Commercial District

43.62 acres out of NCB 15248

**Property Location:** Southwest corner of Old Pearsall Road and Southwest Loop 410

Southwest corner of Old Pearsall Road and Southwest Loop 410

**Proposal:** To allow for commercial use

**Neighborhood Association:** People Active in Community Effort Neighborhood Association, Southwest Community Association

**Neighborhood Plan:** None

**TIA Statement:** The Development Services Traffic Impact Analysis (TIA) Division has reviewed the Level-3 TIA. The property owner must adhere to all required site improvements as outlined in the TIA.

### **Staff Recommendation:**

Approval. The property is located at the intersection of Old Pearsall Road, a secondary arterial and Southwest Loop 410, an ideal location for C-3 level commercial development. The requested C-3 is a downzoning for over 50% of the subject property.

### **Zoning Commission Recommendation:**

Approval

**CASE MANAGER :** Fred Kaiser 207-7942

### **VOTE**

<b>FOR</b>	9
<b>AGAINST</b>	0
<b>ABSTAIN</b>	0
<b>RECUSAL</b>	0

**Z2004232**

**ZONING CASE NO. Z2004232** – October 19, 2004

Applicant: Kaufman & Associates, Inc.

Zoning Request: "R-6" Residential Single Family District and "I-1" General Industrial District to "C-3" General Commercial District.

Bill Kaufman, 100 W. Houston, applicant, stated the purpose of this request is to allow for retail use. He stated he has been in contact with the neighborhood community and staff who are in support of this request.

Staff stated there were 3 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and People Active in Community Efforts Neighborhood Association and Southwest Community Association are 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 Avila and seconded by Commissioner Cardenas-Gamez to recommend approval.

1. Property is located on 43.62 acres out of NCB 15248 at the northwest corner of Old Pearsall Road and Southwest Loop 410.
2. There were 3 notices mailed, 0 returned in opposition and 1 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.