

CASE NO: Z2004239 C

Staff and Zoning Commission Recommendation - City Council

Date: November 18, 2004

Zoning Commission Meeting Date: November 02, 2004

Council District: 7

Ferguson Map: 546 E4

Appeal: No

Applicant:

Brown, P. C., Attorneys at Law

Owner:

Ruby N. Rousseau

Zoning Request: From R-6 Residential Single-Family District to C-3 C Commercial District with Conditional Use for warehousing

22.363 acres out of NCB 15663

Property Location: 10475 West Loop 1604 North

Proposal: To develop the property as a chapel, a store, warehouse facility, administrative offices, and a residence.

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is required. The Development Services TIA Division has reviewed the Level-1 Traffic Impact Analysis (TIA) for the Salvation Army re-zone. The analysis is in compliance with TIA Ordinance 91700.

Staff Recommendation:

Approval.

The subject property is currently zoned R-6 Single-Family Residential District. The subject property is located on Leslie Road (a local street) and West Loop 1604 North Access Road (a freeway). The surrounding properties are zoned for industrial, commercial, and mixed residential use. The property to the southwest is currently vacant. The applicant is requesting C-3 C Commercial District with a Conditional Use for a warehouse. The proposed development on the site includes a warehouse, a residence, a thrift store, an administration building, and an auction site. A buffer is proposed on the preliminary site plan in the flood plain, which is located between the site and the residential development to the northwest.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Robin Stover 207-7945

VOTE

FOR 9

AGAINST 0

ABSTAIN 0

RECUSAL 0

Z2004239 C

ZONING CASE NO. Z2004239 C – November 2, 2004

Applicant: Brown, P. C.

Zoning Request: "R-6" Residential Single Family District to "C-3" C Commercial District with Conditional Use for warehousing.

Ken Brown, 112 E. Pecan, representing the owner, stated they are proposing to develop a small retail strip with a chapel. He stated the retail center would consist of a store, a warehouse facility and administrative offices. He stated he has been in contact with the surrounding neighbors who are in support of this request.

Staff stated there were 8 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 Sherrill and seconded by Commissioner McAden to recommend approval.

1. Property is located on 22.363 acres out of NCB 15663 at 10475 West Loop 1604 North.
2. There were 8 notices mailed, 0 returned in opposition and 2 in favor.
3. Staff recommends approval.

AYES: Martinez, Grau, Cardenas-Gamez, Dutmer, Dixon, Sherrill, McAden, Stribling, Peel

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.