

ZONING CASE: Z2004-269

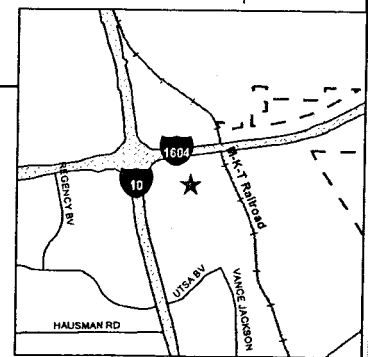
City Council District NO. 8
 Requested Zoning Change
 From: "I-1" To "C-3"
 Date: January 13, 2005
 Scale: 1" = 300"

Subject Property
 200' Notification

D-2
 p.650



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CASE NO: Z2004269

Staff and Zoning Commission Recommendation - City Council

Date: January 13, 2005

Zoning Commission Meeting Date: December 07, 2004

Appeal: No

Council District: 8

Ferguson Map: 514 E5

Applicant: Michael Baucum

Owner: Galleria Ventures, Ltd.

Zoning Request: From I-1 General Industrial District to C-3 General Commercial District

Property Location: 5.910 acres out of NCB 15825
14810 N. Loop 1604 W

Property generally located south of Loop 1604 North and west of I-10

Proposal: To allow for a retail commercial center

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval

The subject property and surrounding areas are currently undeveloped and fall within a potential commercial node at the southeast intersection of I-10 and Loop 1604 North. The subject property is currently zoned I1 with C3 and C2 to the north and west and I1 to the south. A light industrial park presently exists to the far east of the subject property. Changing the requested to 5.9 acres to C3 should not negatively impact future development in the area.

Zoning Commission Recommendation:

Approval

VOTE

FOR 6

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Trish Wallace 207-0215

Z2004269

ZONING CASE NO. Z2004269 – December 7, 2004

Applicant: Michael Baucum

Zoning Request: "I-1" General Industrial District to "C-3" General Commercial District.

Jeff Tundra, 12940 Country Parkway, representing the applicant, stated they are proposing to expand a planned retail center at the southeast corner of Loop 1604 and IH 10 within a Master Plan Area. He stated he has met with Commissioner Stribling to further discuss their project.

Staff stated there were 17 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 Stribling and seconded by Commissioner Sherrill to recommend approval.

1. Property is located on 5.910 acres out of NCB 15825 at 14810 N. Loop 1604 W.
2. There were 17 notices mailed, 0 returned in opposition and 2 in favor.
3. Staff recommends approval.

AYES: Martinez, Cardenas-Gamez, Dixon, Sherrill, Stribling, Peel

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.