



# CASE NO: Z2004262

## Staff and Zoning Commission Recommendation - City Council

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**Date:** January 13, 2005

**Zoning Commission Meeting Date:** December 07, 2004

**Council District:** 4

**Ferguson Map:** 612 A4

**Appeal:** No

**Applicant:**

**Owner:**

Wal-Mart Stores

James and Judith Burgess

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

22.987 acres out of NCB 34361

**Property Location:** 11385 Potranco Road and 171 Loop 1604 South West

At the intersection of Potranco Road and Loop 1604 South West

**Proposal:** To develop a retail store.

**Neighborhood Association:** None

**Neighborhood Plan:** None

**TIA Statement:** The Level 2 Traffic Impact Analysis was approved. On-site improvements will be required.

### **Staff Recommendation:**

Approval.

The subject property is located at the intersection of the emerging commercial node of Potranco Road (a primary arterial) and West Loop 1604 South (a freeway). The subject property is vacant and is located across the street from a residential subdivision and other vacant properties. C-3 Commercial uses would be more appropriate at this intersection rather than R-6 Single-Family Residential District.

### **Zoning Commission Recommendation:**

Approval

### **VOTE**

**FOR** 7

**AGAINST** 0

**ABSTAIN** 0

**RECUSAL** 0

**CASE MANAGER :** Robin Stover 207-7945

**Z2004262**

**ZONING CASE NO. Z2004262** – December 7, 2004

Applicant: Wal-Mart Stores

Zoning Request: "R-6" Residential Single-Family District to "C-3" Commercial District.

Andy Guerrero, 3134 Renker, representing the applicant, stated they are proposing to develop a Wal-Mart Store on the subject property. He stated the surrounding uses are zoned "C-3" uses, which are consistent with the zoning request. He further stated he mailed notices to the surrounding property owners to inform them of this request. He stated they held a meeting to present their site plan and address their concerns. He feels their concerns have been addressed. They have agreed to provide speed bumps and also install an 8-foot cedar fence.

Matt Johnson, 555 E. Ramsey, Civil Engineer for Wal-Mart, stated the site situated on the southwest corner of Potranco and Loop 1604. He stated they have been working with Texas Department of Transportation with regard to this development to address the traffic issue. They have also been working with City staff with dedication of the collector road, traffic lights and green space.

**OPPOSE**

Suzanne Sneed, 8226 Maverick Ridge, representing Coal Creek, stated they are concerned with the light and noise pollution this development would bring into the neighborhood. She would also like to express concerns with the increase in traffic this development would bring into the community. She feels this would have a negative impact on the neighborhood.

**REBUTTAL**

Ken Brown, 112 E. Pecan, stated they have met with the surrounding property owners and feels they have address their concerns. He further stated this development would be good for the community.

Staff stated there were 7 notices mailed out to the surrounding property owners, 0 returned in opposition and 4 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.

**Z2004262**

**COMMISSION ACTION**

The motion was made by Commissioner Peel and seconded by Commissioner Dutmer to recommend approval.

1. Property is located on 22.987 acre tract out of NCB 34361 at 11385 Potranco Road and 171 Loop 1604 South West.
2. There were 7 notices mailed, 0 returned in opposition and 4 in favor.
3. Staff recommends approval.

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

**NAYS: None**

**THE MOTION CARRIED**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.