



CASE NO: Z2004260

Staff and Zoning Commission Recommendation - City Council

Date: January 13, 2005

Zoning Commission Meeting Date: December 07, 2004

Council District: 4

Ferguson Map: 681 C4

Applicant:

SiGa International

Owner:

Dionicion Pais, Jr.

Zoning Request: From R-6 Residential Single Family District to C-2 Commercial District

Lot 3, Block 16, NCB 1447

Property Location: The southside of Reforma Drive at Wikieup Drive

The southside of Reforma Drive at Wikieup Drive

Proposal: To allow retail/commercial use

Neighborhood Association: South Southwest Neighborhood Association

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. The property is currently zoned R-6 and it is unlikely that it would be developed as residential. A goal of the Master Plan is to encourage infill development. If developed alone the size of the property will ensure small scale development in character with the surrounding neighborhood. If the property is developed with the adjacent commercial property, as indicated by the applicant, landscape screening and buffering will be required on Reforma Drive; and, ingress/egress from the property will not be permitted because of its proximity to the intersection of Reforma Drive and Wikeup Street. Given these factors, C-2 zoning is not an unreasonable request.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Fred Kaiser 207-7942

VOTE

FOR	8
AGAINST	0
ABSTAIN	1
RECUSAL	0

Z2004260

ZONING CASE NO. Z2004260 – December 7, 2004

Applicant: SiGa International

Zoning Request: "R-6" Residential Single-Family District to "C-2" Commercial District.

Sam Bledsoe, representing the applicant, stated they are requesting this change in zoning to allow for retail and commercial use. He stated they are proposing to operate a Sonic Drive In Restaurant and a Day Care facility on the subject property. He stated he has been in contact the representatives from South Southwest Neighborhood Association and Texas Department of Transportation who are in support of this request.

OPPOSE

Guadalupe Briseno, 9614 Wikieup, stated he strongly opposes this request. He stated his residents abuts the subject property and expressed concerns with the increase of traffic flow in neighborhood that the proposed businesses would incur. He would also like express concerns with the light and noise pollution and the rubbish that would pollute the neighborhood.

Linda Briseno, 9614 Wikieup, stated she would also like to express the same concerns her husband just stated. She feels commercial encroachment would ruin the residential character of the neighborhood.

Guadalupe Briseno, 9614 Wikieup, stated he would also like to express concerns with the drainage problems in this neighborhood. He stated his home has suffered damages due to these drainage problems. He feels these issues should be addressed before new development is brought into the neighborhood. He further stated there has been no contact with the applicant and/or representative of this project.

REBUTTAL

Sam Bledsoe, representing the applicant, stated the entrance to Sonic Drive In would be off Reforma. He stated after meeting with Texas Department of Transportation they have agreed to cut the median at Reforma to prevent traffic from going back towards the elementary school.

Staff stated there were 13 notices mailed out to the surrounding property owners, 4 returned in opposition and 1 returned in favor and no response from South Southwest 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.

Z2004260

COMMISSION ACTION

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

1. Property is located on Lot 3, Block 16, NCB 1447 at the southside of Reforma Drive at Wikieup Drive.
2. There were 13 notices mailed, 4 returned in opposition and 1 in favor.
3. Staff recommends approval.

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

NAYS: None

ABSTAIN: Dutmer

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.