

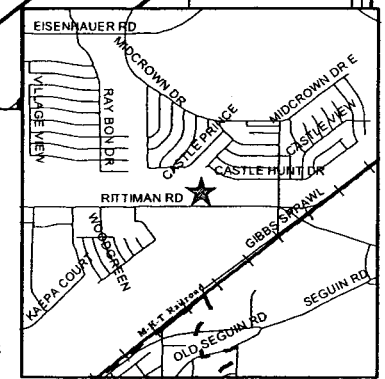
ZONING CASE: Z2004-204

City Council District NO. 2
 Requested Zoning Change
 From: R-6 To I-1 and C-3NA
 Date: January 13, 2005
 Scale: 1" = 500'

- Subject Property
- 200' Notification

B-4
 p.585

C:\sept_7_2004
 (A.Z.)



CASE NO: Z2004204

Staff and Zoning Commission Recommendation - City Council

Date: January 13, 2005

Zoning Commission Meeting Date: September 21, 2004

Council District: 2

Ferguson Map: 585 A4

Appeal: Yes

Applicant:

Lizabeth Powell Lindsey

Owner:

Lizabeth Powell Lindsey

Zoning Request: From R-6 Residential Single-Family District to I-1 General Industrial District (34.324 Acres) and C-3NA General Commercial District, Nonalcoholic Sales (8.445 Acres)

42.769 acres out of NCB 15828

Property Location: 5600 Block of Rittiman Road

Northside of Rittiman road west of Castle Cross Drive

Proposal: For development and sell portions of the property.

Neighborhood Association: East Village Neighborhood Association

Neighborhood Plan: None

TIA Statement: A Level 1 Traffic Impact Analysis is required. The Development Services TIA Division has reviewed the Level-1 Traffic Impact Analysis (TIA) for the Crash Parts of Texas re-zone.

Staff Recommendation: The analysis is in compliance with TIA Ordinance 91700.

Denial. The subject property is undeveloped and located on Rittiman Road a major thoroughfare. The subject property is adjacent to R-6 Residential Single Family District to the north, C-1 Commercial District and C-2 Commercial District to the east, a drainage easement to the west and I-1 General Industrial District and C-3 General Commercial District across (Rittiman Road) the street to the south.

The I-1 district accommodates areas of heavy and concentrated fabrication, manufacturing and industrial uses which are suitable based upon adjacent land uses, access to transportation and the availability of public services and facilities. It is the intent of this district to provide an environment for industries that is unencumbered by nearby residential or commercial development. I-1 must be located in areas where conflicts with other uses can be minimized to promote orderly transitions and buffers between uses. I-1 should be separated from residential areas by business or light industry areas or by natural barriers; where they are adjacent to residential areas some type of artificial separation may be required.

A mixed use development such as commercial and multi-family would be more appropriate at this location.

Zoning Commission Recommendation:

Denial

VOTE

FOR 9

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Pedro Vega 207-7980

Z2004204

ZONING CASE NO. Z2004204 – September 21, 2004

Applicant: Lizabeth Powell Lindsey

Zoning Request: “R-6” Residential Single Family District to “I-1” General Industrial District and “C-3NA” General Commercial District, Nonalcoholic Sales.

Galen Lindsey, 3503 Twisted Oaks Drive, owner, stated he is requesting this change in zoning to make consistent with the surrounding uses. He stated there is no intend use at this time.

Staff stated there were 109 notices mailed out to the surrounding property owners, 9 returned in opposition and 6 returned in favor and no response from East Village 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.

COMMISSION ACTION

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

1. Property is located on 42.764 acres out of NCB 15828 at 5600 Block of Rittiman Road.
2. There were 109 notices mailed, 9 returned in opposition and 6 in favor.
3. Staff recommends denial.

AYES: Martinez, Grau, Kissling, Dutmer, Sherrill, McAden, Avila, Stribling, Peel

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.