



ZONING CASE: Z2004-282

City Council District NO. 7
 Requested Zoning Change
 From: "R-6" To "C-3"
 Date: January 13, 2005
 Scale: 1" = 300'

 Subject Property
 200' Notification

C-8
 p.546



C:\Sept_7_2004
 (A.Z.)



CASE NO: Z2004282

Staff and Zoning Commission Recommendation - City Council

Date: January 13, 2005

Zoning Commission Meeting Date: December 21, 2004

Council District: 7

Ferguson Map: 546 C8

Appeal: No

Applicant: Owner

Kaufman & Associates, Inc.

Evelyn Carolan

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

7.247 acres out of NCB 16051

Property Location: 8207 Leslie Road and 10435 Shaenfield Road

Loop 1604 and Shaenfield Road

Proposal: To allow for a retail center

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is required and is in compliance with the TIA ordinance 91700. On-site improvements, as well as improvements along the project limits will, be required and shall be provided by the developer at the time of platting.

Staff Recommendation:

Approval. C-3 zoning and uses surround the property with some remaining residential zoning to the south. The subject property is located on two major thoroughfares, Loop 1604 and Shaenfield Road. The subject property is within a developing commercial node. C-3 zoning is encouraged at the intersection of major thoroughfares.

Zoning Commission Recommendation

Approval

CASE MANAGER : Richard Ramirez 207-5018

VOTE

FOR	8
AGAINST	0
ABSTAIN	1
RECUSAL	0

Z2004282

ZONING CASE NO. Z2004282 – December 21, 2004

Applicant: Kaufman & Associates, Inc.

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

Lucy Gentry, 100 W. Houston, representing the owner, stated the purpose of this request is for retail development. She stated they have met with Bridgewood Neighborhood Association to further discuss their proposal and are in support with the following conditions: 1. No Billboards; 2. No Sexual Oriented Businesses or Night clubs. They have drafted those restricted covenants.

Staff stated there were 16 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 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 Dixon to recommend approval.

1. Property is located on Lot P-9C, P-5A, and P-9, NCB 16051 at 8207 Leslie Road and 10435 Shaenfield Road.
2. There were 16 notices mailed, 0 returned in opposition and 3 in favor.
3. Staff recommends approval.

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

NAYS: None

ABSTAIN: Avila

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.