

CASE NO: Z2005012

Staff and Zoning Commission Recommendation - City Council

Date: February 10, 2005

Zoning Commission Meeting Date: January 18, 2005

Council District: 7

Ferguson Map: 580 C5

Appeal: No

Applicant:

MB Acquisition Company, Inc.

Owner:

VIA Metropolitan Transit

Zoning Request: From I-1 General Industrial District and R-6 Residential Single-Family District to C-3 General Commercial District

Lot 5, Block 1, NCB 15053 (4.338 Acres)

Property Location: 5706 Northwest Loop 410

South corner of Northwest Loop 410 and Bandera Road between Northwest Loop 410 and Stemmons Drive

Proposal: Commercial development

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A Level 1 Traffic Impact Analysis will be required at the Master Development Plan, Plat, and/or Building Permit level.

Staff Recommendation:

Approval. The subject property is located at the intersection of the commercial node of Northwest Loop 410 and Bandera Road. The subject property is adjacent to I-1 General Industrial District to the west and across the street (Stemmons Drive) to the south and C-3 General Commercial District to the east. Considering the location of the subject property, C-3 General Commercial District would be appropriate at this location of two major thoroughfares. The subject property is currently used as a VIA Park and Ride.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Pedro Vega 207-7980

VOTE

FOR 9

AGAINST 0

ABSTAIN 0

RECUSAL 0

Z2005012

ZONING CASE NO. Z2005012 – January 18, 2005

Applicant: MB Acquisition Company, Inc.

Zoning Request: "I-1" General Industrial District and "R-6" Residential Single Family District to "C-3" General Commercial District.

Ken Brown, 112 E. Pecan, representing the applicant, stated the property no longer meets the needs of VIA. The facility is too close to Crossroads facility. He stated they are proposing a mixed use of retail facility for a fast food restaurant with office space use.

Staff stated there were 11 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 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 McAden to recommend approval.

1. Property is located on Lot 5, Block 1, NCB 15053 (4.338 acres) at 5706 Northwest Loop 410.
2. There were 11 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.