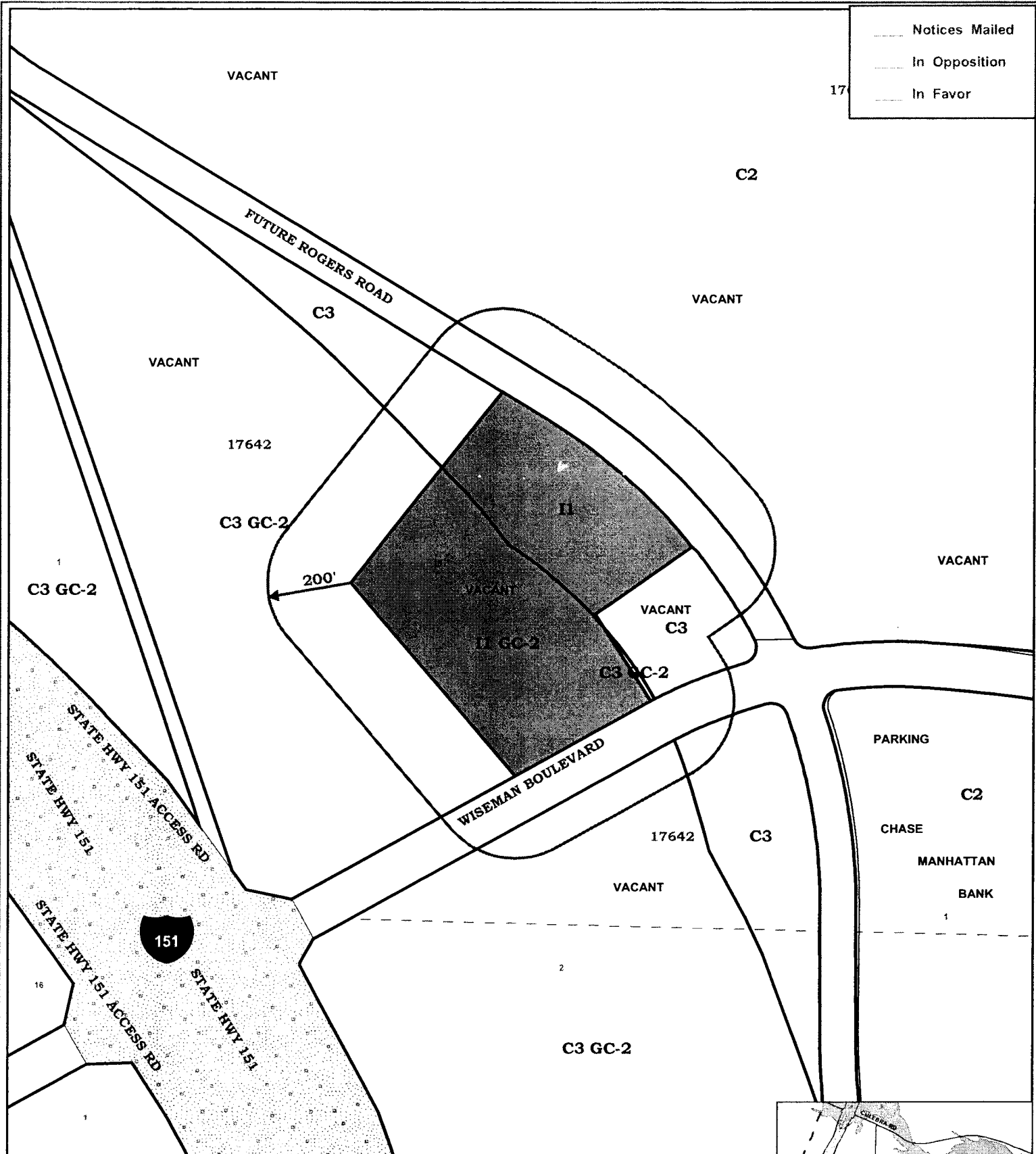


- Notices Mailed
- In Opposition
- In Favor



ZONING CASE: Z2005-143

City Council District NO. 6

Requested Zoning Change

From: I-1GC-2 and I-1 To C-3GC-2 and C-3

Date: August 11, 2005

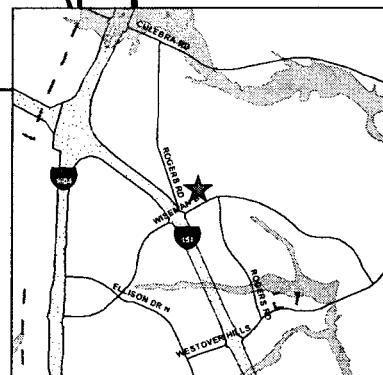
Scale: 1" = 300'

■ Subject Property

○ 200' Notification



C:\June_7_2005



CASE NO: Z2005143

Staff and Zoning Commission Recommendation - City Council

Date: August 11, 2005

Zoning Commission Meeting Date: June 21, 2005

Council District: 6

Ferguson Map: 578 C5

Applicant:

Westover Hills Development Partners

Owner:

Westover Hills Development Partners c/o Charles M. Wender

Zoning Request:

From I-1GC-2 General Industrial Gateway Corridor District and I-1 General Industrial District to C-3 GC-2 General Commercial Nonalcoholic Sales Gateway Corridor District and C-3 General Commercial Nonalcoholic Sales District

9.427 acres out of NCB 17642

Property Location:

Wiseman Boulevard and Future Rogers Road

Southwest and northwest of the intersection of Wiseman Boulevard and Rogers Road, having 372.98 feet on Wiseman Boulevard and 594.77 feet on future Rogers Road extension.

Proposal:

Medical office building (Baptist Health Systems)

Neighborhood Association:

None

Neighborhood Plan:

None

TIA Statement:

A Traffic Impact Analysis is required

Staff Recommendation:

Approval.

The subject property is undeveloped and is located on Wiseman Boulevard, a primary arterial and future Rogers Road extension, a secondary arterial. The subject property is surrounded by C-3 General Commercial District to the northwest, southwest and across Wiseman Boulevard to the south. C-2 Commercial District to the northeast. The C-3 GC-2 General Commercial Gateway Corridor District and C-3 General Commercial District is compatible with the commercial development in the area. The proposed C-3 GC-2 General Commercial Gateway Corridor District and C-3 General Commercial District is a down zoning from the existing I-1GC-2 General Industrial Gateway Corridor District and I-1 General Industrial District. Based on its location at a commercial node, the C-3 zoning would be appropriate at this site.

Zoning Commission Recommendation:

Approval

VOTE

FOR 10

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Pedro Vega 207-7980

Z2005143

ZONING CASE NO. Z2005143 – June 21, 2005

Applicant: Westover Hills Development Partners

Zoning Request: "I-1" "GC-2" General Industrial Gateway Corridor District and "I-1" General Industrial District to "C-3" "GC-2" General Commercial Gateway Corridor District and "C-3" General Commercial District.

Don Ryder, 215 E. Quincy, representing Baptist Health Systems, stated this zoning request is in conjunction with the first phase of this development of a medical campus. He further stated they are agreeable to an "NA" designation.

Staff stated there were 5 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.

COMMISSION ACTION

The motion was made by Commissioner Peel and seconded by Commissioner Dutmer to recommend approval of "C-3NA" "GC-2" and "C-3NA".

1. Property is located on 9.427 acres out of NCB 17642 at Wiseman Boulevard and Future Rogers Road.
2. There were 5 notices mailed, 0 returned in opposition and 4 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.