



..... Notices Mailed
 In Opposition
 In Favor

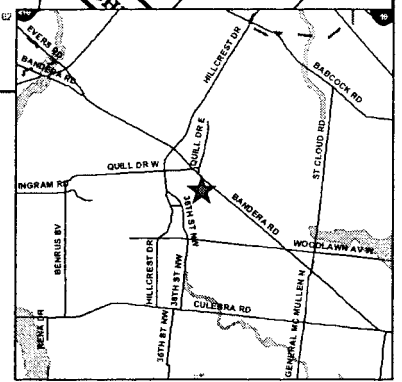
ZONING CASE: Z2005-137 C

City Council District NO. 7
 Requested Zoning Change
 From: C-2 To C-2 C
 Date: August 11, 2005
 Scale: 1" = 200'

■ Subject Property
 ○ 200' Notification



C:\June_7_2005



CASE NO: Z2005137 C

Staff and Zoning Commission Recommendation - City Council

Date: August 11, 2005

Zoning Commission Meeting Date: July 05, 2005

Council District: 7

Ferguson Map: 581 B7

Applicant:

Y H Plaza, L. P.

Owner:

Y H Plaza, L. P.

Zoning Request: From C-2 Commercial District to C-2 C Commercial District with Conditional Use for a Ballroom, Party House, and Meeting Facilities

0.493 acres out of NCB 11513

Property Location: 1327 Bandera Road

South of the intersection of Bandera Road and Willard Drive

Proposal: To operate a ballroom

Neighborhood Association: University Park Neighborhood Association

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval.

The subject property contains a vacant structure, which is part of a strip center. The surrounding properties are utilized for retail businesses. The proposed zoning change would allow for the property owner to open a ballroom that permits the sale of alcoholic beverages. C-2 C Commercial District with Conditional Use for a Ballroom, Party House, and Meeting Facilities would be appropriate at this location due to the surrounding commercial uses and the access to Bandera Road.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Robin Stover 207-7945

VOTE

FOR 7

AGAINST 0

ABSTAIN 0

RECUSAL 0

Z2005137 C

ZONING CASE NO. Z2005137 C – July 5, 2005

Applicant: Y. H. Plaza, L. P.

Zoning Request: “C-2” Commercial District to “C-2” Commercial District with
Conditional Use for a Ballroom Party House and Meeting Facilities.

Bob Schultz, 4331 Shavano Woods, representing the owner, stated they purpose of this request is to allow for a party house, ballroom/meeting room in this facility.

Staff stated there were 10 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from University Park 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 Sherrill and seconded by Commissioner Stribling to recommend approval.

1. Property is located on 0.493 acres out of NCB 11513 at 1327 Bandera Road.
2. There were 10 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends approval.

AYES: Martinez, Robbins, Rodriguez, Dutmer, Sherrill, Avila, Stribling
NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.