



# CASE NO: Z2005044

## Staff and Zoning Commission Recommendation - City Council

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**Date:** April 14, 2005

**Zoning Commission Meeting Date:** March 15, 2005

**Council District:** 8

**Ferguson Map:** 548 C7

**Appeal:** No

**Applicant:**

Joseph Conrad

**Owner:**

Joseph Conrad

**Zoning Request:** From R-6 Residential Single-Family District to C-3 General Commercial District (Lot 1, Block 3, NCB 14687) and C-3R Commercial District, Restrictive Alcoholic Sales (Lot 14, Lot 13 and the north 1/2 of Lot 12, Block 3, NCB 14687)

Lot 1, Lot 14, Lot 13 and the north 1/2 of Lot 12, Block 3, NCB 14687

**Property Location:** 5719 Babcock Road

Northeast side of Babcock Road; southeast of the intersection of Babcock Road and Huebner Road

**Proposal:** Car wash facility and commercial uses

**Neighborhood Association:** None

**Neighborhood Plan:** None

**TIA Statement:** Traffic Impact Analysis is not required

### **Staff Recommendation:**

Approval. The subject property is undeveloped and located on Babcock Road a Secondary Arterial Type A. The subject property is adjacent to R-6 Residential Single-Family District to the northeast, C-3 General Commercial District and C-3R Commercial District, Restrictive Alcoholic Sales to the northwest. A Drainage Easement is located to the southeast. The C-3 General Commercial District and C-3 R General Commercial District, Restrictive Alcoholic Sales would compliment the commercial development pattern beginning at the intersection of Babcock Road and Huebner Road. C-3 General Commercial uses would be more appropriate at this location rather than R-6 Single-Family Residential District. The adjoining subdivision is platted, undeveloped and located within the 100 Year Floodplain.

### **Zoning Commission Recommendation:**

Approval

### **VOTE**

**FOR** 8

**AGAINST** 0

**ABSTAIN** 0

**RECUSAL** 0

**CASE MANAGER :** Pedro Vega 207-7980

**Z2005044**

**ZONING CASE NO. Z2005044** – March 15, 2005

Applicant: Joseph Conrad

Zoning Request: "R-6" Residential Single Family District to "C-3" General Commercial District (Lot 1, Block 3, NCB 14687) and "C-3R" Commercial District Restrictive Alcoholic Sales (Lot 13 and 14 and the north ½ of Lot 12, Block 3, NCB 14687).

Joseph Conrad, 2530 Old Brook Lane, owner, stated he has owned this property for over 30 years and have an opportunity to develop this property for a hand car wash facility and a mexican restaurant. He stated the proposed development is consistent with the surrounding commercial uses.

Staff stated there were 21 notices mailed out to the surrounding property owners, 1 returned in opposition and 9 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 Stribling and seconded by Commissioner Kissling to recommend approval.

1. Property is located on Lot 1, Lot 14, Lot 13 and the north ½ of Lot 12, Block 3, NCB 14687 at 5719 Babcock Road.
2. There were 21 notices mailed, 1 returned in opposition and 9 in favor.
3. Staff recommends approval.

**AYES: Martinez, Kissling, Dutmer, Dixon, Sherrill, McAden, Stribling, Peel**

**NAYS: None**

**THE MOTION CARRIED**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.