



# CASE NO: Z2004210 C

## Staff and Zoning Commission Recommendation - City Council

Continuance from Zoning Commission February 15, 2005

**Date:** April 14, 2005

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

**Council District:** 4

**Ferguson Map:** 612 C4

**Appeal:** No

**Applicant:** Owner

John L. Santikos

John L. Santikos

**Zoning Request:** From R-6 Residential Single Family District to C-2 C Commercial District with Conditional Use for Home Improvement Center on 38.344 acres and C-2 C Commercial District with Conditional Use for Office/Warehouse on 42.919 acres out of NCB 34362

81.26 acres at the intersection of Potranco Road and Seascape Drive

**Property Location:** Intersection of Potranco Road and Seascape Drive

**Proposal:** For a Home Improvement Center/Office/Warehouse

**Neighborhood Association:** None

**Neighborhood Plan:** None

**TIA Statement:** A traffic impact analysis is required and was submitted. On site improvement required.

### Staff Recommendation:

Approval. The subject property has C-2 and C-3 zoning to the west and residential zoning and uses to the north, west and east. The requested conditional zoning for an Office/Warehouse and a Home Improvement Center are C-3 uses. C-3 districts are designed to provide for more intense commercial uses. C-3 uses are typically characterized as community and regional shopping centers, which assemble similar uses into a single complex. C-3 districts should incorporate shared internal circulation and limited curb cuts to arterial streets. The TIA will encourage internal circulation at plat and review process. Loop 1604 and Potranco road are major arterials. This intersection is a large commercial node. C-3 zoning and uses are encouraged at the intersections of major arterials and should have adequate buffers and transitional zoning. The Medio Creek watershed acts as a natural buffer between the subject property and the residential property to the south.

### Zoning Commission Recommendation

Approval

**CASE MANAGER :** Richard Ramirez

### VOTE

**FOR** 10

**AGAINST** 0

**ABSTAIN** 0

**RECUSAL** 0

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**ZONING CASE NO. Z2004210 C** – February 15, 2005

Applicant: John L. Santikos

Zoning Request: “R-6” Residential Single Family District to “C-2” C Commercial District with a Conditional Use for Home Improvement Center on 38.344 acres and “C-2” C Commercial District with Conditional Use for Office/Warehouse on 42.919 acres out of NCB 34362.

Applicant/Representative not present.

Staff stated there were 102 notices mailed out to the surrounding property owners, 29 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 Avila and seconded by Commissioner McAden to recommend a continuance until March 15, 2005.

1. Property is located on 81.26 acre at the intersection of Potranco Road and Seascape Drive.
2. There were 102 notices mailed, 29 returned in opposition and 1 in favor.
3. Staff recommends approval.

**AYES: Martinez, Robbins, Kissling, Dutmer, Dixon Sherrill, McAden, Avila**

**NAYS: None**

**THE MOTION CARRIED**

**ZONING CASE NO. Z2004210 C** – March 15, 2005

Applicant: John L. Santikos

Zoning Request: “R-6” Residential Single Family District to “C-2” C Commercial District with Conditional Use for Home Improvement Center on 38344 acres and “C-2” C Commercial District with Conditional Use for Office/Warehouse on 42.919 acres out of NCB 34362.

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Lucy Gentry, 100 W. Houston, representing the owner, stated the purpose of this zoning change is to allow for a Home Improvement Center/Office Warehouse use. She stated this request is consistent with the surrounding uses. She stated they have met with Mrs. Buettner (Heritage Neighborhood Association) who is in support of this request. She further stated they have also drafted a set of restrictive covenants.

#### **FAVOR**

Mary Lee Buettner, representing Heritage Neighborhood Association, stated they have been working with the representatives Mr. Rob Killen and Mrs. Lucy Gentry regarding this zoning change for approximately two years now and are in support of this request. She further stated they have drafted a set of restrictive covenants. She stated she feels this site is suitable for commercial use.

#### **OPPOSE**

Jerome Scholz, 10547 Dugas Drive, President of Park Place Neighborhood Association, stated at this point they are in opposition of this request. He stated they would like more information as to the type of development that would be constructed at this site.

#### **REBUTTAL**

Lucy Gentry, 100 W. Houston, representing the owner, stated this case was continued for 30 days to have more time to meet with the representatives from Park Place and Heritage Neighborhood Association, which they have. She further stated they mailed out notices to the surrounding property owners regarding the proposed zoning change. They presented a copy of the draft restrictive covenants to Mr. Scholz (Park Place).

Staff stated there were 102 notices mailed out to the surrounding property owners, 29 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 Avila and seconded by Commissioner Dutmer to recommend approval. Commissioner Avila stated thru Bill Kaufman's Office and Lucy Gentry presented the declaration of restrictive covenants to include no apartments to also include multi family housing.

**Z2004210 C**

1. Property is located on 81.26 acres at the intersection of Potranco Road and Seascape Drive.
2. There were 102 notices mailed, 29 returned in opposition and 1 in favor.
3. Staff recommends approval.

**AYES: Martinez, Cardenas-Gamez, Kissling, Dutmer, Dixon, Sherrill, McAden,  
Avila, Stribling, Peel**

**NAYS: None**

**THE MOTION CARRIED**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.