

_____ Notices Mailed
 _____ In Opposition
 _____ In Favor

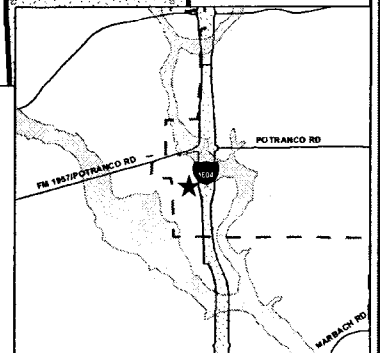
ZONING CASE: Z2005-073

City Council District NO. 4
 Requested Zoning Change
 From: R-6 To C-3
 Date: April 28, 2005
 Scale: 1" = 200'

■ Subject Property
 ○ 200' Notification



C:\Apr 5 2005



CASE NO: Z2005073

Staff and Zoning Commission Recommendation - City Council

Date: April 28, 2005

Zoning Commission Meeting Date: April 05, 2005

Council District: 4

Ferguson Map: 612 A4

Appeal: No

Applicant:

Castro & Killen, P. C.

Owner:

Dwaine Bergman

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

12.73 acres out of NCB 34361

Property Location: 191 West Loop 1604 South

South of the intersection of Potranco Road and West Loop 1604 South

Proposal: To develop a commercial retail shopping center

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A Level-1 Traffic Impact Analysis (TIA) was reviewed and is in compliance with TIA Ordinance 91700

Staff Recommendation:

Approval

The property is located south of the intersection of Potranco Road and West Loop 1604 South. The applicant is requesting C-3 General Commercial District for the development of a retail center. The surrounding properties are vacant and zoned for commercial and residential uses. The proposed collector in the area will be constructed to the west of the property connecting to Potranco Road and will curve below the southern portion to connect with West Loop 1604 South. Therefore C-3 would be appropriate at this location. This property will be an extension of the commercial development to the north.

Zoning Commission Recommendation:

Approval

VOTE

FOR	8
AGAINST	0
ABSTAIN	0
RECUSAL	0

CASE MANAGER : Robin Stover 207-7945

Z2005073

ZONING CASE NO. Z2005073 – April 5, 2005

Applicant: Castro & Killen, P. C.

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

Rob Killen, 115 E. Travis, representing the owner, stated the purpose of this request is to develop a commercial retail shopping center on the subject property. He stated he has met with Heritage Neighborhood Association who is in support.

FAVOR

Mary Lee Buettner, representing Heritage Neighborhood Association, stated they have met with Mr. Killen to discuss this zoning change and are in support.

Staff stated there were 4 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 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 Kissling to recommend approval.

1. Property is located on 12.73 acres out of NCB 34361 at 191 West Loop 1604 South.
2. There were 4 notices mailed, 0 returned in opposition and 2 in favor.
3. Staff recommends approval.

AYES: Robbins, Kissling, Dutmer, Dixon, Sherrill, Avila, Stribling, Peel

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.