

ZONING CASE: Z2005-067 S



City Council District NO. 8

Requested Zoning Change

From: R-6, R-20 To C-2 S, MF-25

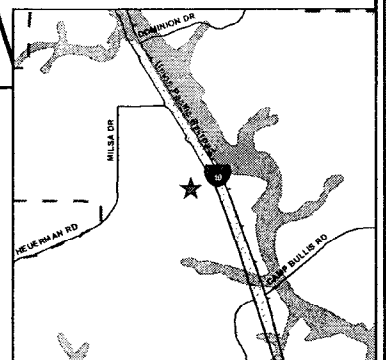
Date: May 26, 2005

Scale: 1" = 200'

 Subject Property
 200' Notification



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CASE NO: Z2005067 S

Staff and Zoning Commission Recommendation - City Council

Date: May 26, 2005

Zoning Commission Meeting Date: April 05, 2005

Council District: 8

Ferguson Map: 480 A6

Applicant:

GAKJR, Ltd.

Owner:

Boat & RV Superstorage Inc.

Zoning Request:

From R-6 GC-1 Residential Single Family Gateway Corridor Overlay District and R-20 GC-1 Residential Single Family Gateway Corridor Overlay District to MF-25 GC-1 Multi-Family Gateway Corridor Overlay District on 23.56 acres and From R-20 GC-1 Residential Single Family Gateway Corridor Overlay District to C-2 S GC-1 Commercial Gateway Corridor Overlay District with a Specific Use Authorization for a motel on 5.49 acres

5.49 acres out of NCB 34760 and 23.56 acres out of NCB 18333

Property Location:

20865 IH 10 West and 6932 Heuermann Road

Intersection of IH 10 West and Heuermann Road

Proposal:

To develop as multi-family and retail

Neighborhood Association:

Friends of Friedrich Wilderness (within 200 feet)

Neighborhood Plan:

None

TIA Statement:

A Level-1 Traffic Impact Analysis (TIA) was submitted and is in compliance with TIA Ordinance 91700.

Staff Recommendation:

Approval

The property is located at the intersection of two major thoroughfares, IH-10 and Heuermann Road. The applicant is requesting C-2 S Commercial District with a Specific Use Authorization for a motel and retail development on the northeast portion of the property. MF-25 Multi-Family District is requested for the remainder of the property. The surrounding properties are zoned for residential use and are not fully developed. The multi-family development will serve as a transition between the residential and the proposed retail and motel. In addition, the retail and motel development will serve as a buffer between the multi-family residences and the freeway.

Zoning Commission Recommendation:

Denial

VOTE

FOR 6

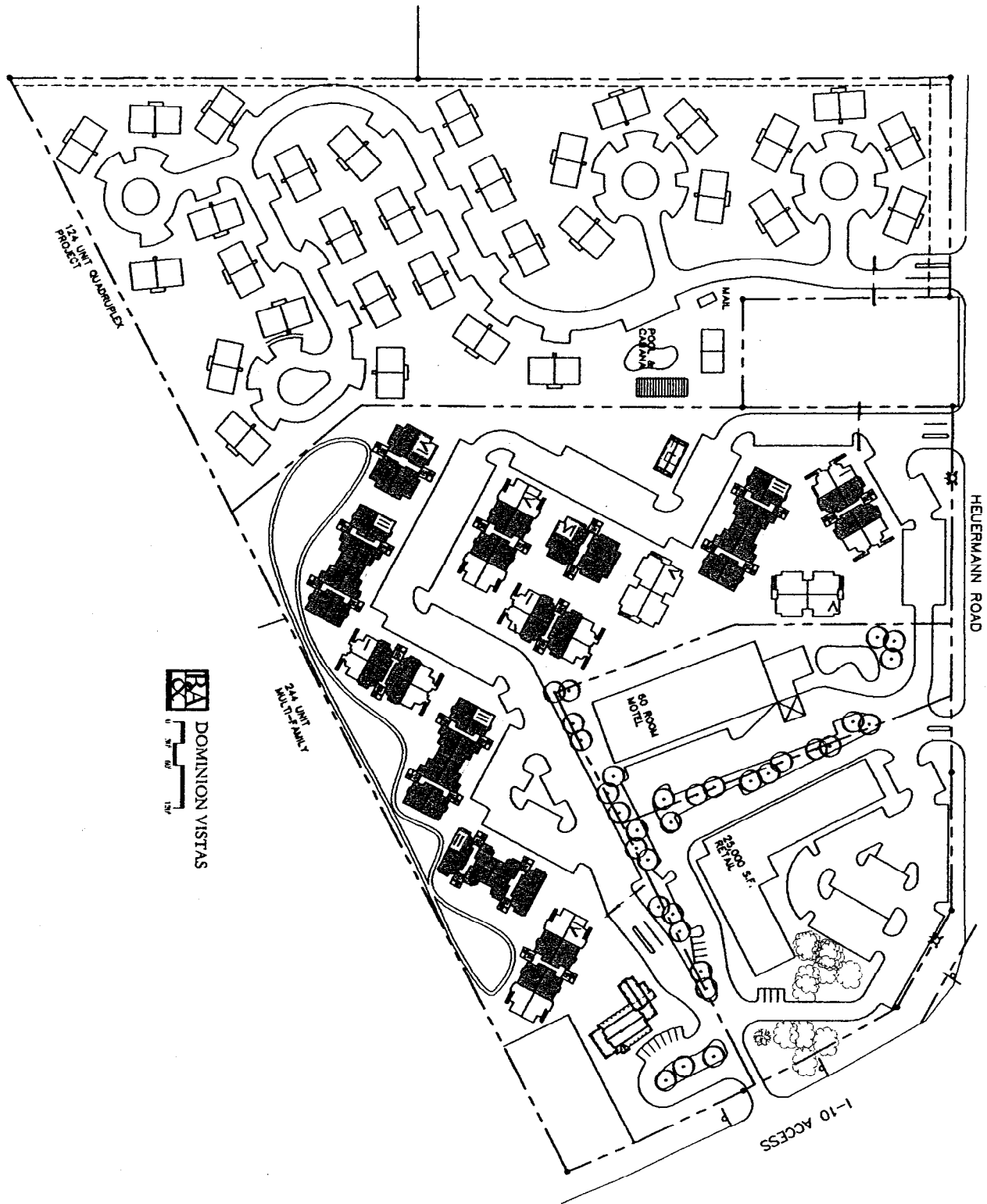
AGAINST 0

ABSTAIN 1

RECUSAL 1

CASE MANAGER : Robin Stover 207-7945

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ZONING CASE NO. Z2005067 S – April 5, 2005

Applicant: GAKJR, Ltd.

Zoning Request: “R-6” “GC-1” Residential Single Family Gateway Corridor Overlay District and “R-20” “GC-1” Residential Single Family Gateway Corridor Overlay District to “MF-25” “GC-1” Multi-Family Gateway Corridor Overlay District on 23.56 acres and from “R-20” “GC-1” Residential Single Family Gateway Corridor Overlay District to “C-2” S “GC-1” Commercial Gateway Corridor Overlay District with Specific Use Authorization for a motel on 5.49 acres.

Andy Guerrero, 3134 Renker, representing the applicant, stated they are proposing to develop a retail/multi-family complex on the subject property. He stated the property is located at the corner of Heuermann Road and IH 10 and at the front entrance of this development they will develop a 60-room hotel. The rest of the property would be developed as multi-family. He further stated they would also develop approximately 31 fourplexes (condominiums). They would also provide amenities such as a swimming pool and clubhouse.

FAVOR

Ross Laughead, 5975 Lockhill Road, representing a Dr. Kramer, a property owner within this area, stated they support this request.

Bryan Gray, 427 Robinhood Place, stated he would like to express his support of this request. He feels this area is appropriate for this development and be good for the community.

OPPOSE

Mary Hefner, stated she is in opposition of this request. She stated they did not receive notification of this zoning change. She stated she does not feel this would fit the residential character of the neighborhood.

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Denise Schneider, 11322 Whisper Falls, representing Friends of Friedrich Park, stated they strongly oppose this zoning request. She stated their mission is primarily to promote conservation and management of Friedrich Wilderness Park and the Crown Ridge Canyon Natural Area, which adjoins Friedrich Park. She stated Friedrich Parks is a 300-acre nature preserve on the City's northwest that includes Hiking Trials, Hill Country Vistas, Creeks, Springs, Hill Tops and Wooden Canyons. It is also home to several endangered species. Friedrich Park is within a few blocks from the subject property. She stated they feel this development would threaten the wildlife species also she feels this would change character of the Greater Trailer Subdivision.

Richard Alles, 233 Meadowbrook Drive, stated this is an area that is very close to the Aquifer Recharge Zone that he feels it will pose a threat to the water quality. He stated the run off for this property will flow almost directly in the Recharge Zone. He further stated the land use is incongruous with the surrounding area. He also expressed concerns with the impact this would have on Friedrich Park.

Julie Stacey, stated they believe this change would severely impact one the City's great natural resources, Friedrich Wilderness Park and would also threaten the low-density semi-world nature of the Trailer Subdivision. Therefore she would like this case be denied.

REBUTTAL

Andy Guerrero, 3134 Renker, representing the applicant, stated Mr. Hefner claims this area is residential however there are several commercial uses along Heuermenn such as palm reader and a landscaping contractor's office. He further stated he does not feel this development would pose a threat to Friedrich Park. He stated Parks and Recreation Department did not approve the "C-2" zoning however they would support it if the certain conditions were met which they intend to comply with.

Staff stated there were 16 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and Friends of Friedrich Wilderness Association is in opposition.

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 Dixson to recommend approval.

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1. Property is located on 5.49 acres out of NCB 34760 and 23.56 acres out of NCB 18333 at 20865 IH 10 West and 6932 Heuermann Road.
2. There were 16 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends approval.

AYES: Robbins, Dixon, Stribling

NAYS: Kissling, Dutmer, Sherrill, Avila, Peel

THE MOTION FAILS.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.