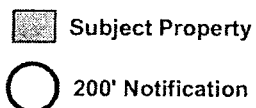


ZONING CASE: Z2005-006

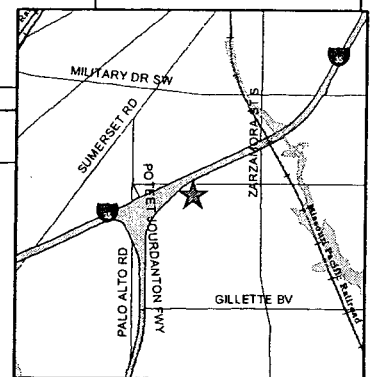
City Council District NO. 4
 Requested Zoning Change
 From: "I-1" To "RM-5"
 Date: August 25, 2005
 Scale: 1" = 300'



E-1
 p.681



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 (A.Z.)



CASE NO: Z2005006

Staff and Zoning Commission Recommendation - City Council

City Council continuance from June 23, 2005

Date: August 25, 2005

Zoning Commission Meeting Date: January 04, 2005

Council District: 4

Ferguson Map: 681 E2

Applicant:

Baptist University of the Americas

Owner:

Barrett Brothers Interests

Zoning Request: From "I-1" General Industrial District to "RM-5" Residential Mixed District

8.53 acres out of NCB 11186

Property Location: Interstate 35 South Frontage Road

The southeast side of the Interstate 35 South Frontage Road

Proposal: Baptist University of the Americas

Neighborhood Association: Patton Tareyton Tempo Neighborhood Association and South Southwest Neighborhood Association

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. The 8.53 acre tract of land is undeveloped and will be located on the Interstate 35 South Frontage Road and West Hutchins Place (extension). All streets and access driveways provide safe and efficient movement of traffic to and from the proposed development. The subject property is adjacent to "R-5" Residential Single-Family District to the southeast, "R-6" Residential Single-Family District to the southwest and "C-3" General Commercial District to the northeast. The "RM-5" Residential Mixed District would be appropriate at this location. The subject property is associated with Zoning Case Z2004271, heard at Zoning Commission on December 7, 2004 (Recommended Approval). The 8.53 acre tract is part of the total proposed Baptist University of the Americas Campus Development. The current Baptist University of the Americas Campus is located across Interstate 35 South.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Pedro Vega 207-7980

VOTE

FOR	11
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2005006

ZONING CASE NO. Z2005006 – January 4, 2005

Applicant: Baptist University of the Americas

Zoning Request: "I-1" General Industrial District to "RM-5" Residential Mixed District.

Andy Guerrero, 3134 Renker, representing the applicant, stated this property would be use as part of the relocation of the Baptist University of Americas.

Staff stated there were 8 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 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 Robbins to recommend approval.

1. Property is located on 8.53 acre tract of land out of NCB 11186 at Interstate 35 South Frontage Road.
2. There were 8 notices mailed, 0 returned in opposition and 3 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED

RESULTS OF COUNCIL HEARING June 23, 2005

City Council granted a continuance until August 25, 2005

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.