

CASE NO: Z2005173

Staff and Zoning Commission Recommendation - City Council

Date: August 25, 2005

Zoning Commission Meeting Date: August 02, 2005

Council District: 4

Ferguson Map: 681 D2 and D3

Applicant:

Elliott and Dusti Clemeace

Owner:

Marcus Crassus Land Ltd.

Zoning Request: From "R-4" Residential Single Family District to "O-1" Office District
2 acres out of NCB 11067

Property Location: 1100 Block of Poteet Jourdanton Freeway
Close to the intersection of Gillette Boulevard and Poteet Jourdanton Freeway

Proposal: To construct a medical facility

Neighborhood Association: South Southwest Neighborhood Association

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval

The subject property is located close to the intersection of Gillette Boulevard and Poteet Jourdanton Freeway. The property to the east and south is zoned for single-family residential, while the property to the north is zoned for commercial use. There are existing single-family residential homes located to the east. O-1 Office District would be more appropriate than C-3 General Commercial District at this location. O-1 would limit the uses to just office, while C-3 would permit more intense commercial uses. The medical facility would serve as a buffer between the freeway and the single-family residential dwellings.

Zoning Commission Recommendation:

Approval

VOTE

FOR	10
AGAINST	0
ABSTAIN	0
RECUSAL	0

CASE MANAGER : Robin Stover 207-7945

Z2005173

ZONING CASE NO. Z2005173 – August 2, 2005

Applicant: Elliott and Dusti Clemence

Zoning Request: "R-4" Residential Single Family District to "C-3" General Commercial District.

Dusti Clemence, 1203 Medal Lark, applicant, stated she would like to amend her request to "O-1" as recommended by staff. She stated their intent is to develop a medical facility on the subject property.

Staff stated there were 39 notices mailed out to the surrounding property owners, 3 returned in opposition and 3 returned in favor and no response from South Southwest Neighborhood Association.

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 Dixon to recommend approval of "O-1".

1. Property is located on 8.619 acres out of NCB 11907 at 1100 Block of Poteet Jourdanton Freeway.
2. There were 39 notices mailed, 3 returned in opposition and 3 in favor.
3. Staff recommends denial of "C-3" and approval of "O-1".

AYES: Robbins, Rodriguez, Kissling, Farias, Dixon, Sherrill, McAden, Avila, Stribling, Gray

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.