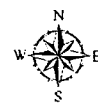


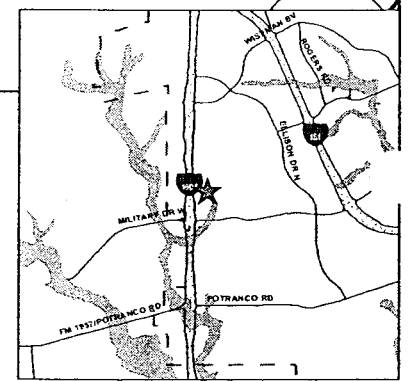
ZONING CASE: Z2005-174

City Council District No. 6
 Requested Zoning Change
 From: "R-6" To "C-2NA"
 Date: August 25, 2005
 Scale: 1" = 200'

- Subject Property
- 200' Notification



C:\Aug_2_2005



CASE NO: Z2005174

Staff and Zoning Commission Recommendation - City Council

Date: August 25, 2005

Zoning Commission Meeting Date: August 02, 2005

Council District: 6

Ferguson Map: 612 A1

Applicant:

John L. Santikos

Owner:

John L. Santikos

Zoning Request: From "R-6" Residential Single-Family District to "C-2NA" Commercial District, Non-Alcoholic Sales

Lot 26, Block 2, NCB 34400B

Property Location: West Loop 1604 North

Northeast corner of West Loop 1604 North and Kilmarnoch Lane

Proposal: Commercial Use

Neighborhood Association: Oak Creek Home Owners Association

Neighborhood Plan: None

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

Staff Recommendation:

Denial of "C-2" Commercial District and Approval of "O-1" Office District

The subject property is currently undeveloped and located at the northeast corner of West Loop 1604 North and Kilmarnoch Lane. The subject property is adjacent to "C-2" Commercial District to the north, R-6 Residential Single-Family District to the east and across the street to the south.

"O-1" Office District would be more appropriate than "C-2" Commercial District at this location. "C-2" districts accommodate commercial and retail uses that are more intensive in character than "O-1" uses, and which generate a greater volume of vehicular traffic and/or truck traffic. Kilmarnoch Lane is a local residential street. "C-2" zoning should be limited to the intersections of collectors or thoroughfares.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Pedro Vega 207-7980

VOTE

FOR	10
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2005174

ZONING CASE NO. Z2005174 – August 2, 2005

Applicant: John L. Santikos

Zoning Request: "R-6" Residential Single Family District to "C-2" Commercial District.

Rachel Major, 152 W. Pecan, representing the owner, stated she would like to amend their request to "C-2NA" as staff has recommended. She stated they have met with the neighborhood association who are in support of "C-2NA" designation. She further stated they are proposing to use the site for commercial use.

Staff stated there were 8 notices mailed out to the surrounding property owners, 3 returned in opposition and 1 returned in favor and no response from Oak Creek Home Owners 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 Gray and seconded by Commissioner Dixon to recommend approval of "C-2NA".

1. Property is located on Lot 26, Block 2, NCB 34400B at West Loop 1604 North.
2. There were 8 notices mailed, 3 returned in opposition and 1 in favor.
3. Staff recommends denial of "C-2" 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.