



# CASE NO: Z2005176

## Staff and Zoning Commission Recommendation - City Council

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**Date:** August 25, 2005

**Zoning Commission Meeting Date:** August 02, 2005

**Council District:** 6

**Ferguson Map:** 612 A3

**Applicant:**

Madison Realty & Development  
Corporation

**Owner:**

Sally H. Eckhoff

**Zoning Request:** From "R-6" Residential Single-Family District to "C-2" Commercial District  
P-15, NCB 34361

**Property Location:** North of the Intersection of Potranco Road and West Loop 1604 North

**Proposal:** For commercial development

**Neighborhood  
Association:** None

**Neighborhood Plan:** None

**TIA Statement:** A Traffic Impact Analysis is not required.

**Staff Recommendation:**

Approval.

The subject property is located north of the emerging commercial node of West Loop 1604 North and Potranco Road. There are established single-family residential homes to the west of the property and a commercially zoned vacant property to the south. Currently the UDC does not require a type C buffer between the subject property and the residential properties west since the rear of the structures face the commercial property. Commercial zoning is more appropriate close to the intersection of two major thoroughfares.

**Zoning Commission Recommendation:**

Approval

**CASE MANAGER :** Robin Stover 207-7945

**VOTE**

<b>FOR</b>	9
<b>AGAINST</b>	0
<b>ABSTAIN</b>	0
<b>RECUSAL</b>	0

**Z2005176**

**ZONING CASE NO. Z2005176** – August 2, 2005

Applicant: Madison Realty & Development Corporation

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

Joel Valdez, 45 N. E. Loop 410, representing the applicant, stated they are requesting a "C-2" zoning designation with frontage on Loop 1604 and future access onto Potranco Road. He stated they have met with the homeowners association who are in support of their request. He further stated they have agreed to provide a fence along the backside of the property and limit the sell of alcohol to beer and wine only.

Staff stated there were 5 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 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 Gray and seconded by Commissioner Dixon to recommend approval.

1. Property is located on P-15, NCB 34361 at the north of the intersection of Potranco Road and West Loop 1604 North.
2. There were 5 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends approval.

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

**NAYS: None**

**THE MOTION CARRIED**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.