

ZONING CASE: Z2005-178

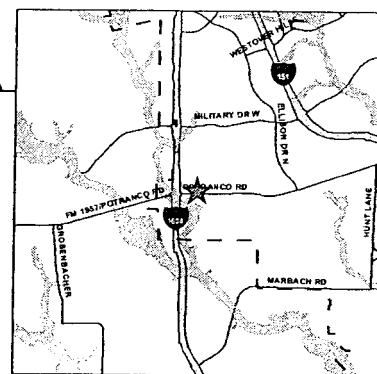
City Council District No. 6
 Requested Zoning Change
 From "R-6" To "C-2 NA"
 Date: August 25, 2005
 Scale: 1" = 200'

Subject Property

200' Notification



C:\Aug_2_2005



CASE NO: Z2005178

Staff and Zoning Commission Recommendation - City Council

Date: August 25, 2005

Zoning Commission Meeting Date: August 02, 2005

Council District: 6

Ferguson Map: 612 B3

Applicant:

Psencik Family Partners, Inc.

Owner:

Psencik Family Partners, Inc.

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

P-15, NCB 34392

Property Location:

Potranco Road and Rousseau

Proposal: To make consistent with surrounding commercial uses

Neighborhood Association: Oak Creek Neighborhood Association

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. The property is vacant and located at the intersection of Potranco Road and Rousseau. There is a drainage easement and residential zoning to the north of the subject. The easement will function as a buffer and transition between the commercial and residential zoning. Commercial zoning and uses are to the east and south of the property. The requested C-2 zoning completes the commercial node at Loop 1604 and Potranco Road. The requested zoning change is consistent with development pattern and zoning for this area.

Zoning Commission Recommendation:

Approval of C-2 NA

CASE MANAGER : Richard Ramirez 207-5018

VOTE

FOR	10
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2005178

ZONING CASE NO. Z2005178 – August 2, 2005

Applicant: Psencik Family Partners, Inc.

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

Ricky Psencik, 119 Broken Bough, stated he would like to amend his request to "C-2NA". He stated the purpose of this request is to make consistent with the master plan of this area. He further stated the surrounding uses are all commercial use therefore he does not feel his request would have a negative impact on the community. He stated there is no intended use for this property however he does intent do sale the property.

FAVOR

Mr. Zabarro, member of Oak Creek Home Owners Association, stated he would like to confirm that the zoning request would be amended to "C-2NA".

Staff stated there were 15 notices mailed out to the surrounding property owners, 1 returned in opposition and 2 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 Sherrill to recommend approval of "C-2NA".

1. Property is located on P-15, NCB 34392 at Potranco Road and Rousseau.
2. There were 15 notices mailed, 1 returned in opposition and 2 in favor.
3. Staff recommends approval.

**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.