



# CASE NO: Z2005194

## Staff and Zoning Commission Recommendation - City Council

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**Date:** September 08, 2005

**Zoning Commission Meeting Date:** August 16, 2005

**Council District:** 6

**Ferguson Map:** 612 B3

**Applicant:**

Northwoods Retail Phase III, Ltd.

**Owner:**

Northwoods Retail Phase III, Ltd.

**Zoning Request:** From "R-6" Residential Single Family District to "C-3" General Commercial District

10.12 acres out of NCB 34392

**Property Location:** 1615 West Loop 1604 North

Potranco Road and Loop 1604

**Proposal:** To allow for retail use

**Neighborhood Association:** Oak Creek Neighborhood Association

**Neighborhood Plan:** None

**TIA Statement:** A Traffic Impact Analysis is not required, but may be required at the time of plat and/or building permit.

**Staff Recommendation:**

Approval. The property is vacant and located at the intersection of Potranco Road and Loop 1604. There is residential zoning to the east and north of the subject. The zoning to the north is residential; however, the development pattern of vacant land in this area is commercial. Commercial zoning and uses are to the west and south of the property. The requested C-3 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. In addition, pursuant to section 35-703 C of the Unified Development Code, the Zoning Commission on May 1, 2001, in case No. Z2001095 MP, granted this newly annexed territory non-conforming rights based on a master plan for commercial uses.

**Zoning Commission Recommendation:**

Approval

**CASE MANAGER :** Richard Ramirez 207-5018

**VOTE**

<b>FOR</b>	10
<b>AGAINST</b>	0
<b>ABSTAIN</b>	0
<b>RECUSAL</b>	0

**Z2005194**

**ZONING CASE NO. Z2005194** – August 16, 2005

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Zoning Request: "R-6" Residential Single Family District to "C-3" General Commercial District.

Lucy Gentry, 100 W. Houston, representing the owner, stated this property was annexed in December 2000 and the previous owner obtained non-conforming rights in May 2001 for "B-3" uses. She stated during their ownership they agreed with the abutting residential property owners to construct a fence along the rear property line. She stated they have met with a representative from Oak Creek Neighborhood Association as well as City Council staff and Chairman Martinez and have agreed on some restrictions.

Staff stated there were 19 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and no response Oak Creek 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 Gray and seconded by Commissioner McAden to recommend approval.

1. Property is located on 10.12 acres out of NCB 34392 at 1615 West Loop 1604 North.
2. There were 19 notices mailed, 0 returned in opposition and 2 in favor.
3. Staff recommends approval.

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

**NAYS: None**

**THE MOTION CARRIED**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.