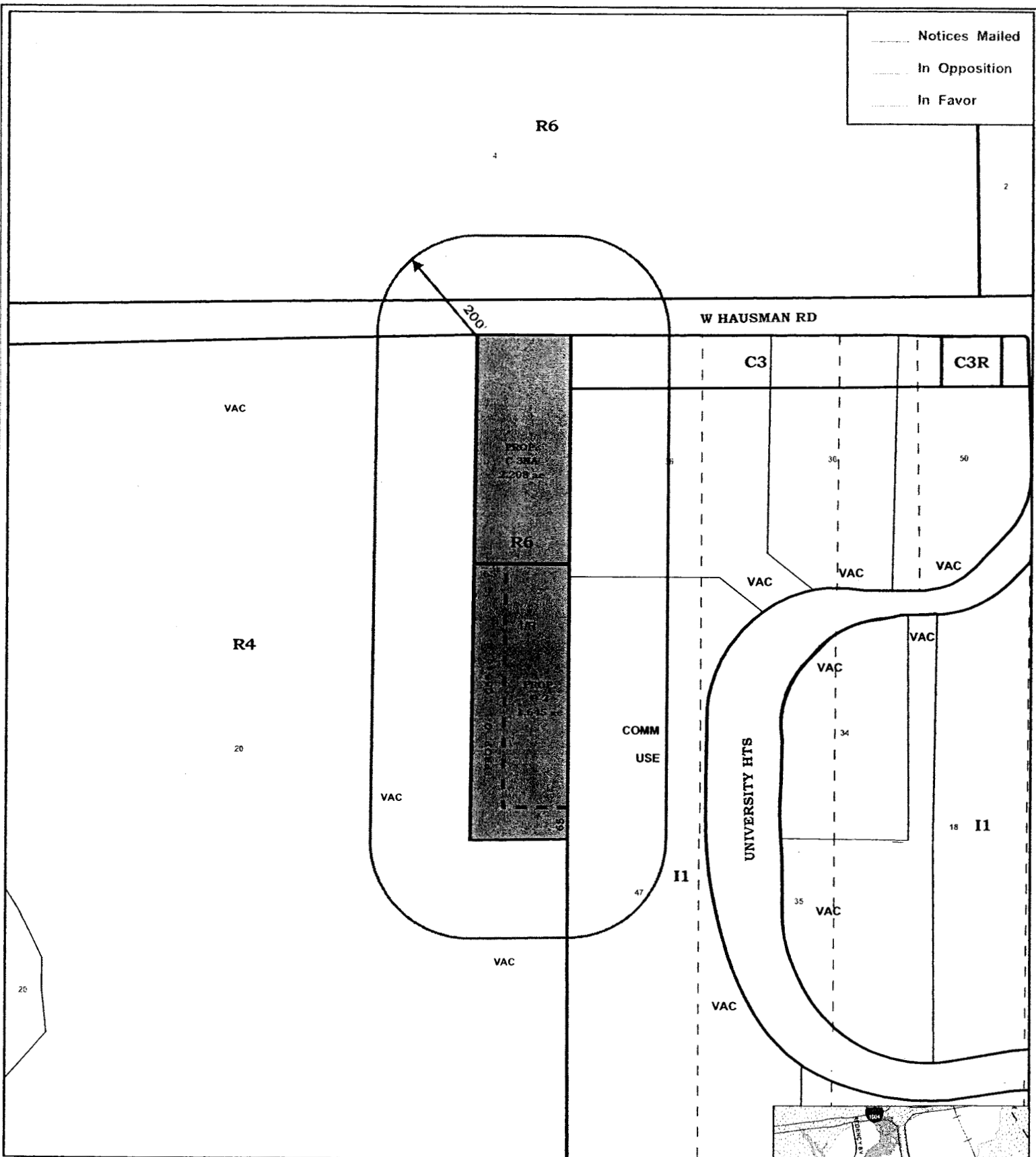



..... Notices Mailed
 In Opposition
 In Favor



ZONING CASE: Z2005-181

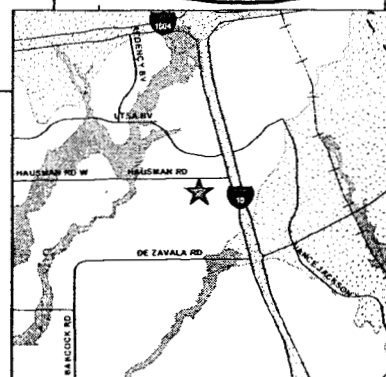
City Council District No. 8
 Requested Zoning Change
 From "R-6" To "C-3 NA,O-2,O-1"
 Date: September 08, 2005
 Scale: 1" = 300'

 Subject Property

 200' Notification



C:\Aug_2_2005



CASE NO: Z2005181

Staff and Zoning Commission Recommendation - City Council

Date: September 08, 2005

Zoning Commission Meeting Date: August 16, 2005

Council District: 8

Ferguson Map: 514 C8

Applicant:

R. L. Worth & Associates, Inc

Owner:

Margaret Guerra

Zoning Request: From "R-6" Residential Single-Family District to "C-3 NA" General Commercial Non-Alcoholic Sales District on 2.208 acres, "O-1" Office District on 1.055 acres, and "O-2" Office District on 1.645

P-19, NCB 14861

Property Location: 5726 West Hausman Road

West of the intersection of University Heights and West Hausman Road

Proposal: For office/retail and supplemental parking to support existing building

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval of "O-1" and "O-2"

Denial of "C-3 NA" and Approval of "C-2 NA"

The subject property is located west of the intersection of University Heights and West Hausman Road. Currently there is a single-family residence located on the property. The surrounding properties are vacant and zoned for industrial use to the east and residential uses to the north and west. There is a business park located to the southeast. There is an existing Master Development Plan (MDP #767) for a single family neighborhood on the adjacent property to the west. The residential development will extend to the subject property according to the plan. A change to "C-2 NA" would provide for transition between the potential residential uses to the west and industrial uses to the east. Transition from the "O-2" Office District is provided to the proposed neighborhood by the required 65 foot buffer of "O-1" Office District.

Zoning Commission Recommendation:

Approval

VOTE

FOR 10

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Robin Stover 207-7945

Z2005181

ZONING CASE NO. Z2005181 – August 16, 2005

Applicant: R. L. Worth & Associates, Inc.

Zoning Request: "R-6" Residential Single Family District to "C-3NA" General Commercial District Non-Alcoholic Sales District on 2.208 acres, "O-1" Office District on 1.055 acres and "O-2" Office District on 1.645.

Rick McNeely, 12940 Country Parkway, representing the applicant, stated they are requesting the "C-3" zoning designation. He stated the adjacent properties are currently zoned "C-3" and "I-1". He stated the applicant is proposing to expand the existing business office park, which would the residential properties. He stated they have agreed upon the resident's request to eliminate some of the uses that are permitted in the "C-3" zoning designation.

Bob Worth, 217 College Blvd., applicant, stated their intent is to develop a flex office building on the subject property. He stated they have been in contact with Centex Homes, which is their neighbor as well as the homeowners to the west who are in support of their proposal.

Staff stated there were 5 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 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 Stribling and seconded by Commissioner McAden to recommend approval of "O-1" and "O-2" and approval of "C-3NA".

1. Property is located P-19, NCB 14861 at 5726 West Hausman Road.
2. There were 5 notices mailed, 0 returned in opposition and 0 in favor.
3. Staff recommends approval of "O-1" and "O-2" and denial of "C-3NA" and approval of "C-2NA".

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

NAYS: None

THE MOTION CARRIED

Z2005181

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.