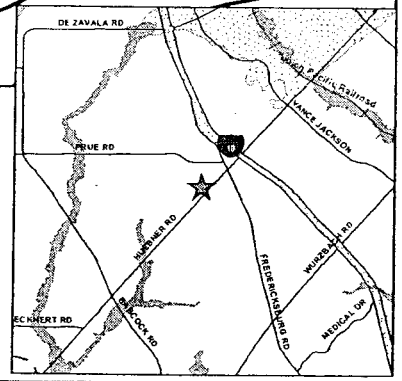


# **ZONING CASE: Z2005-175**

City Council District No. 8  
 Requested Zoning Change  
 From: "MF-33" To "C-2"  
 Date: September 8, 2005  
 Scale: 1" = 200'

Subject Property  
 200' Notification



# CASE NO: Z2005175

## Staff and Zoning Commission Recommendation - City Council

Zoning Commission continuance from August 2, 2005

Date: September 08, 2005

Zoning Commission Meeting Date: August 16, 2005

Council District: 8

Ferguson Map: 548

**Applicant:**

Brown, P. C.

**Owner:**

Prue Road Ltd.

**Zoning Request:** From "MF-33" Multi-Family District to "C-2" Commercial District  
5.83 acres out of NCB 14864

**Property Location:** 10300 Block of Huebner Road  
Northwest side Huebner Road and future Prue Road extension.

**Proposal:** Commercial use

**Neighborhood Association:** Oakland Estates Neighborhood Association

**Neighborhood Plan:** Oakland Estates Neighborhood Plan

**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:**

Consistent

The Oakland Estates Neighborhood Plan does not contain a land use plan, but still requires a consistency recommendation in relation to a rezoning. The parcel proposed for rezoning is located in proximity to the Huebner Rd/Fredericksburg Rd intersection, which the Plan identifies as a commercial node. The proposed "C-2" zoning would be consistent with the Plan's designation of this intersection as a commercial node.

**Approval**

The subject property is currently undeveloped. The subject property is located on Huebner Road, a major thoroughfare and future Prue Road extension. The subject property is adjacent to "C-3" General Commercial District and "MF-33" Multi-Family District to the north, northwest, northeast and across Huebner Road to the southeast. The "C-2" Commercial District would be appropriate at this location.

**Zoning Commission Recommendation:**

Approval

**CASE MANAGER :** Pedro Vega 207-7980

**VOTE**

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

**Z2005175**

**ZONING CASE NO. Z2005175** – August 2, 2005

Applicant: Brown, P. C.

Zoning Request: "MF-33" Multi-Family District to "C-3" General Commercial District.

Ken Brown, 112 E. Pecan, representing the owner, stated he would like to amend his request to "C-2" Commercial District as staff has recommended. He further stated he has received restricted covenants from Ross Laughead who represent Oakland Estates Neighborhood Association. He stated he would like to request a continuance to have more time to review the restricted covenants.

Staff stated there were 13 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 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 Dixon to recommend a continuance until August 16, 2005.

1. Property is located 5.83 acres out of NCB 14864 at 10300 Block of Huebner Road.
2. There were 13 notices mailed, 0 returned in opposition and 3 in favor.
3. Staff recommends denial of "C-3" and approval of "C-2".

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

**NAYS: None**

**THE MOTION CARRIED**

**ZONING CASE NO. Z2005175** – August 16, 2005

Applicant: Brown, P. C.

Zoning Request: "MF-33" Multi-Family District to "C-2" Commercial District.

**Z2005175**

Ken Brown, 112 E. Pecan, representing the owner, stated they would like to amend their request to "C-2" zoning designation. He further stated in meeting with Oakland Neighborhood Association they have agreed on restrictive covenants on heights, screening of dumpsters, monument signage, buffers, drainage as well as limitations on use including no automotive dealerships, bars, taverns, multi-family, boarding houses or any "C-3" or industrial use.

**FAVOR**

Sue Synder, 5655 Lockhill, representing the Oakland Estates Neighborhood Association, stated in meeting with Mr. Brown they are in support of this zoning request.

Staff stated there were 13 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 returned in favor and Oakland Estates Neighborhood Association is 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.

**FINDING OF CONSISTENCY OF THE MASTER PLAN**

**COMMISSION ACTION**

The motion was made by Commissioner Stribling and seconded by Commissioner Robbins to find consistency with the neighborhood plan.

(A verbal vote was taken)

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

**NAYS: None**

**THE MOTION CARRIED**

**COMMISSION ACTION**

The motion was made by Commissioner Stribling and seconded by Commissioner Sherrill to recommend approval.

1. Property is located on 5.83 acres out of NCB 14864 at 10300 Block of Huebner Road.
2. There were 13 notices mailed, 0 returned in opposition and 3 in favor.
3. Staff recommends approval.

**Z2005175**

**AYES: 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.