

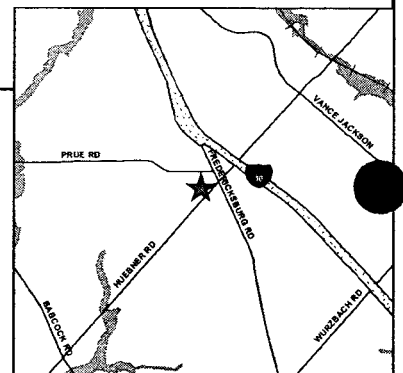
ZONING CASE: Z2005-118

City Council District NO. 8
 Requested Zoning Change
 From "R-6" To "C-3"
 Date: November 10, 2005
 Scale: 1" = 200'

- Subject Property
- 200' Notification



C:\June_7_2005



CASE NO: Z2005118

Staff and Zoning Commission Recommendation - City Council

Zoning Commission continuance from June 7, 2005, July 5, 2005 and July 19, 2005

Date: November 10, 2005

Zoning Commission Meeting Date: August 16, 2005

Council District: 8

Ferguson Map: 548 D6

Applicant:

Sue G. Renker

Owner:

Alice E. Fogg, Roberta L. Mowery and Sue G. Renker

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

Parcel 33G, Parcel 33 and Parcel 33D, Block 2, NCB 14864

Property Location: 10601 and 10631 Huebner Road

Northwest side of Huebner Road, southwest of Fredericksburg Road

Proposal: Commercial uses

Neighborhood Association: Oakland Estates Neighborhood Association

Neighborhood Plan: Oakland Estates Neighborhood Plan

TIA Statement: A Traffic Impact Analysis is not required. A Traffic Impact Analysis (TIA) may be required at plat and/or building permit level.

Staff Recommendation:

Consistent

The Oakland Estates Neighborhood Plan (adopted August, 2000) does not have a formal Land Use Plan, but the parcels proposed for rezoning are located in close proximity to the Huebner Road and Fredericksburg Road intersection, which the Plan identifies as a commercial node.

Approval

The subject property has three existing single-family dwellings. The subject property is adjacent to "C-3" General Commercial District to the southwest, northwest, northeast and across Huebner Road to the southeast. Huebner Road is a major thoroughfare. The "C-3" General Commercial District would be appropriate at this location.

Zoning Commission Recommendation:

Approval of "C-2" Commercial District

VOTE

FOR 10

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Pedro Vega 207-7980

Z2005118

ZONING CASE NO. Z2005118 – June 7, 2005

Applicant: Randy Schumacher

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

Applicant/Representative not present.

Pete Vega, Case Managers, stated he received a fax from the applicant requesting a continuance for 30 days to further discuss this request with the neighborhood association.

Staff stated there were 14 notices mailed out to the surrounding property owners, 0 returned in opposition and 4 returned in favor and no response from Oakland Estate Neighborhood Association or Northwest Interstate 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 Stribling and seconded by Commissioner McAden to recommend a continuance until July 5, 2005.

1. Property is located on Parcel 33G, Parcel 33 and Parcel 33D, Block 2, NCB 14864 at 10601 and 10631 Huebner Road.
2. There were 14 notices mailed, 0 returned in opposition and 4 in favor.
3. Staff recommends approval.

AYES: Martinez, Robbins, Dutmer, Dixon, Sherrill, McAden, Stribling, Peel

NAYS: None

THE MOTION CARRIED

ZONING CASE NO. Z2005118 – July 5, 2005

Applicant: Randy Schumacher

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

Applicant/Representative not present.

Z2005118

Staff stated there were 14 notices mailed out to the surrounding property owners, 0 returned in opposition and 4 returned in favor and Northwest Interstate Coalition of Neighbors and Oakland Estates Neighborhood Association is in opposition.

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 Sherrill to recommend a continuance until July 19, 2005.

1. Property is located on Parcel 33G, Parcel 33 and Parcel 33D, Block 2, NCB 14864 at 10601 and 10631 Huebner Road.
2. There were 14 notices mailed, 0 returned in opposition and 4 in favor.
3. Staff recommends approval.

AYES: Martinez, Robbins, Rodriguez, Kissling, Dutmer, Sherrill, McAden, Avila, Stribling, Peel

NAYS: None

THE MOTION CARRIED

ZONING CASE NO. Z2005118 – July 19, 2005

Applicant: Randy Schumacher

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

Applicant/Representative not present.

Commissioner Stribling stated he has been in contact with the applicant and the neighborhood association and they are requesting a 30-day continuance.

Staff stated there were 14 notices mailed out to the surrounding property owners, 0 returned in opposition and 4 returned in favor and Oakland Estates Neighborhood Association and Northwest Interstate Coalition of Neighbors are in opposition.

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.

Z2005118

COMMISSION ACTION

The motion was made by Commissioner Stribling and seconded by Commissioner Robbins to recommend a continuance until August 16, 2005.

1. Property is located on Parcel 33 G, Parcel 33 and Parcel 33D, Block 2, NCB 14864 at 10601 and 10631 Huebner Road.
2. There were 14 notices mailed, 0 returned in opposition and 4 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED

ZONING CASE NO. Z2005118 – August 16, 2005

Applicant: Randy Schumacher

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

Robert Fleming, 13444 West Avenue, representing the owner, stated they are agreeable to "C-2" zoning designation, as the neighborhood association has recommended.

FAVOR

Sue Synder, 5655 Lockhill, representing the Oakland Estates Neighborhood Association, stated they have briefly met with Mr. Fleming regarding this request and have reached an agreement to a "C-2" zoning designation and would continue to work with Mr. Fleming on some restriction between now and the time that this case is present before City Council.

Staff stated there were 14 notices mailed out to the surrounding property owners, 0 returned in opposition and 4 returned in favor and Oakland Estates Neighborhood Association is in opposition of "C-3" zoning designation however they are in support of a "C-2" zoning designation. Northwest Interstate Coalition of Neighbors is in opposition.

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.

Z2005118

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: Martinez, 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 McAden to recommend approval.

1. Property is located on Parcel, Parcel 33 and Parcel, Block 2, NCB 14864 at 10601 and 10631 Huebner Road.
2. There were 14 notices mailed, 0 returned in opposition and 4 in favor.
3. Staff recommended approval.

AYES: Martinez, 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.