

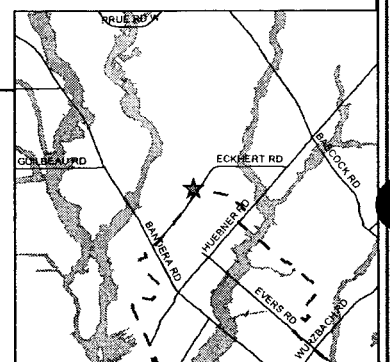
# **ZONING CASE: Z2005-041**

City Council District NO. 7  
 Requested Zoning Change  
 From "R-6" To "O-1"  
 Date: November 10, 2005  
 Scale: 1" = 200'

■ Subject Property  
 ○ 200' Notification



C:\Mar\_1\_2005



# CASE NO: Z2005041

## Staff and Zoning Commission Recommendation - City Council

Zoning Commission continuance from July 19, 2005 and August 16, 2005

**Date:** November 10, 2005

**Zoning Commission Meeting Date:** October 04, 2005

**Council District:** 7

**Ferguson Map:** 548 A8

**Applicant:**

Dr. Guillermo Reyes

**Owner:**

GMEJR Partners Ltd., Dr. Guillermo Reyes,  
general partner

**Zoning Request:** From "R-6" Residential Single-Family District to "O-1" Office District  
Parcel 32, NCB 17970

**Property Location:** 8093 Eckhert Road  
Northwest side of Eckhert Road between Richard Frank and John Marshall

**Proposal:** Medical Office/Clinic

**Neighborhood Association:** None

**Neighborhood Plan:** Huebner/Leon Creeks Community Plan

**TIA Statement:** A Traffic Impact Analysis is not required

**Staff Recommendation:**

Inconsistent.

The Huebner/Leon Creeks Community Plan identifies this site as Medium Density Residential. A Plan Amendment would be required in order to establish the "O-1" Office District. A land use plan amendment was heard by the Planning Commission on October 12, 2005 (Recommended Approval).

Approval contingent on plan amendment.

The requested zoning is not consistent with the Huebner/Leon Creeks Community Plan. The subject property contains a vacant Single-Family Dwelling and is located on Eckhert Road, a major thoroughfare. The subject property is adjacent to "R-6" Residential Single-Family District to the northwest, southwest and northeast. John Marshall High School is located across Eckhert Road.

**Zoning Commission Recommendation:**

Approval contingent on plan amendment

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

**VOTE**

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

**Z2005041**

**ZONING CASE NO. Z2005041** – July 19, 2005

Applicant: Dr. Guillermo Reyes

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

Buck Benson, 111 Soledad, representing the applicant, stated he would like to request a 30-day continuance on this case.

Staff stated there were 25 notices mailed out to the surrounding property owners, 5 returned in opposition and 5 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 Robbins and seconded by Commissioner Dixon to recommend a continuance August 16, 2005.

1. Property is located on Parcel 32, NCB 17970 at 8093 Eckhert Road.
2. There were 25 notices mailed, 5 returned in opposition and 5 in favor.
3. Staff recommends approval contingent on plan amendment.

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

**NAYS: None**

**THE MOTION CARRIED**

**ZONING CASE NO. Z2005041** – August 16, 2005

Applicant: Dr. Guillermo Reyes

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

Habib Erkan, 111 representing the applicant, stated he would like to request a continuance to continue working with the neighborhood association regarding their proposal. He further stated they are proposing to develop a doctor's office on the subject property.

Staff stated there were 25 notices mailed out to the surrounding property owners, 5 returned in opposition and 1 returned in favor.

**Z2005041**

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 Sherrill and seconded by Commissioner McAden to recommend a continuance until October 4, 2005.

1. Property is located on Parcel 32, NCB 17970 at 8093 Eckhert Road.
2. There were 25 notices mailed, 5 returned in opposition and 1 in favor.
3. Staff recommends approval.

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

**NAYS: None**

**THE MOTION CARRIED**

**ZONING CASE NO. Z2005041 – October 4, 2005**

Applicant: Dr. Guillermo Reyes

Zoning Request: "R-6" Residential Single Family District to "O-1" Office District.

Habib Erkan, 111 Soledad, representing the applicant, stated he would like to amend his request to "O-1" zoning designation to allow for more office space. He stated his client purchased this property with the intent of operating his cardiologist practice at this location, which is the purpose of this zoning change. He stated they have been meeting with the Planning Team as well as the surrounding neighbors who are in support of this request.

Staff stated there were 25 notices mailed out to the surrounding property owners, 0 returned in opposition and 5 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.

**FINDING OF CONSISTENCY OF THE MASTER PLAN**

**COMMISSION ACTION**

The motion was made by Commissioner Sherrill and seconded by Commissioner McAden to find inconsistency with the neighborhood plan.

**Z2005041**

(A verbal vote was taken)

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

**NAYS: None**

**THE MOTION CARRIED**

**COMMISSION ACTION**

The motion was made by Commissioner Sherrill and seconded by Commissioner McAden to recommend approval of "O-1" contingent plan amendment.

1. Property is located on Parcel 32, NCB 17970 at 8093 Eckhert Road.
2. There were 25 notices mailed, 0 returned in opposition and 5 in favor.
3. Staff recommends approval.

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

**NAYS: None**

**THE MOTION CARRIED**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.