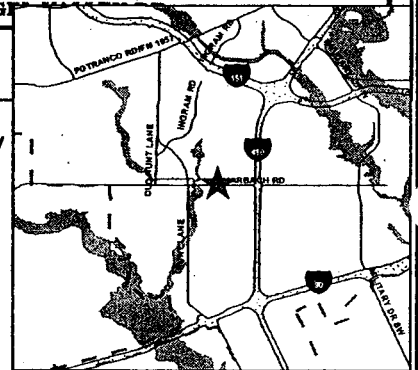


8 Notices Mailed
 In Opposition
 In Favor

ZONING CASE: Z2005-272

City Council District No. 6
 Requested Zoning Change
 From "R-6" To "C-2"
 Date: January 12, 2006
 Scale: 1" = 200'

Subject Property
 200' Notification



C:\Nov_1_2005

CASE NO: Z2005272

Staff and Zoning Commission Recommendation - City Council

Date: January 12, 2006

Zoning Commission Meeting Date: December 06, 2005

Council District: 6

Ferguson Map: 613 C6

Applicant:

Robert Grant

Owner:

Lakeside Properties, Ltd.

Zoning Request: From "R-6" Residential Single-Family District to "C-2" Commercial District
0.439 acres out of NCB 17417

Property Location: 8615 Marbach Road

The Intersection of Marbach Road and Cable Ranch Road

Proposal: For a retail shopping center

Neighborhood Association: Rainbow Hills Neighborhood Association

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval

The subject property is currently vacant and located at the intersection of Marbach Road and Cable Ranch Road. The property to the west is undeveloped while the property to the north is an established shopping center. The properties located to the south are developed commercial uses.

The property was previously zoned Temporary "R-1" Residential District, which later converted to "R-6" Residential Single-Family District with the adoption of the 2001 Unified Development Code (UDC). The shopping center to the north was rezoned to "B-2" Business District in 1992.

The change in zoning from a residential district to a commercial district would be appropriate at the location due to the surrounding land uses. The property is located along a commercial corridor, which follows this section of Marbach Road. Changing this zoning district to "C-2" would promote compatibility among the zoning districts.

Zoning Commission Recommendation:

Approval

VOTE

FOR	9
AGAINST	0
ABSTAIN	0
RECUSAL	0

CASE MANAGER : Robin Stover 207-7945

Z2005272

ZONING CASE NO. Z2005272 – December 6, 2005

Applicant: Robert Grant

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

Robert Grant, 13907 Bluff Lane, stated that he is proposing to build a small retail shopping center on the property. He further stated that he would agree to amend his request to "C-2".

Staff stated there were 8 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from the Rainbow Hills 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 Robbins to recommend approval of "C-2" Commercial District.

1. Property is located on 0.439 acres out of NCB 17417 at 8615 Marbach Road.
2. There were 8 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.