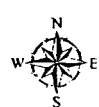


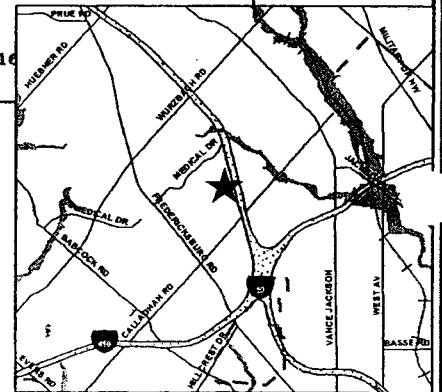
ZONING CASE: Z2005-262 S

City Council District No. 8
 Requested Zoning Change
 From "C-2" To "C-2" S
 Date: January 12, 2006
 Scale: 1" = 200'

- Subject Property
- 200' Notification



C:\Dec. 6, 2005



CASE NO: Z2005262 S

Staff and Zoning Commission Recommendation - City Council

Date: January 12, 2006

Zoning Commission Meeting Date: December 06, 2005

Council District: 8

Ferguson Map: 549 C8

Applicant:

Unitech Consulting Engineers,
Incorporated

Owner:

Henry Feldman

Zoning Request:

From "C-2" Commercial District to "C-2 S" Commercial District with a
Specific Use Permit for a Hotel

1.12 acres out of NCB 17456

Property Location:

4431 Horizon Hill Boulevard

North of the intersection of Horizonhill Boulevard and Midhorizon Drive

Proposal:

To develop an hotel

**Neighborhood
Association:**

None

Neighborhood Plan:

None

TIA Statement:

A Traffic Impact Analysis is not required, however, it may be required at the
building permit or plat stage.

Staff Recommendation:

Approval

The subject property is currently vacant and located north of the intersection of Horizon Hill Boulevard and Midhorizon Drive. The properties to the north and south contain commercial developments. The properties to the west contain a multi-family development.

The property was previously zoned Temporary "R-1" Residential District and rezoned to "B-2" Business District in January of 1979. The zoning case created a transitional zone of a strip of "B-3" Business District, "B-2" Business District, "R-3" Multi-Family District, and then "R-1" Single-Family Residential District. These zoning districts were converted to the current districts with the adoption of the 2001 Unified Development Code (UDC).

The applicant is requesting a "C-3" General Commercial District in order to build a hotel. The existing zoning currently serves as a transition from the highway to the residential development. Changing this property to "C-3" would interrupt the transition. A "C-2 S" Commercial District with a Specific Use Permit for a hotel would be more appropriate at this location. Due to the existing nature of the land use, this development would be appropriate.

Zoning Commission Recommendation:

Approval

VOTE

FOR	7
AGAINST	0
ABSTAIN	0
RECUSAL	0

CASE MANAGER : Robin Stover 207-7945

Z2005262 S

ZONING CASE NO. Z2005262 – December 6, 2005

Applicant: Unitech Consulting Engineers, Incorporated

Zoning Request: "C-2" Commercial District to "C-3" General Commercial District.

Clifford Hew, 12758 Cimarron Path, Ste. 118, representing the owner, that they are requesting the change of zoning to construct a 186 room, 8-story hotel with a conference center. He further stated that they would like to amend their request to "C-2 S" as recommended by staff.

Staff stated there were 7 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 the amended request to "C-2 S".

1. Property is located on 1.12 acres out of NCB 17456 at 8300 IH-10 West.
2. There were 7 notices mailed, 0 returned in opposition and 0 in favor.
3. Staff recommends denial of "C-3" and approval of "C-2 S".

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

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.

CURB OPENING



GENERAL NOTES

76204

229

78205

CH 201

NEW ACTIONS

220000

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