

MF25 GC-1

A-155

C3 GC-1

UNDEVELOPED

200'

5.02 ac

MF33 GC-1

1/R

EAGLE

TRAILER

C2 GC-1

SALES

R6

UNDEVELOPED

C3 GC-1

C2 GC-1

RODEWAY
INN

Notices Mailed
In Opposition
In Favor

26

25

24

23

22

21

20

19

18

17

16

MH GC-1

NOB 3180

10

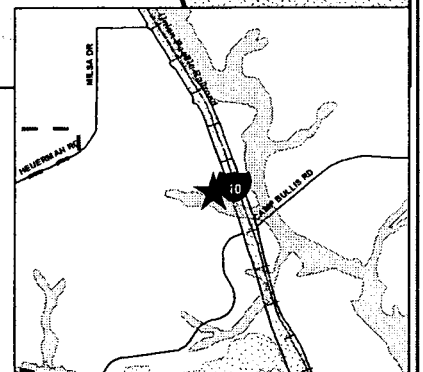
ZONING CASE: Z2006-059

City Council District No. 8
Requested Zoning Change
From "MF-33" GC-1 To "C-3" GC-1
Date: March 9, 2006
Scale: 1" = 200'

Subject Property
200' Notification



C:\Feb_7_2006



CASE NO: Z2006059

Staff and Zoning Commission Recommendation - City Council

Date: March 09, 2006

Zoning Commission Meeting Date: March 07, 2006

Council District: 8 **Ferguson Map:** 480 B7

Applicant: Owner

Kaufman & Associates, Inc. Zelzer Corporation

Zoning Request: From "MF-33" GC-1 Multi-Family Gateway Corridor District-1 to "C-3" GC-1 General Commercial Gateway Corridor District-1

Property Location: 5.028 acres out of NCB 34760
20025 West Interstate Highway 10
West Interstate Highway 10, North of Camp Bullis Road

Proposal: To Develop a Hotel or Retail Use

Neighborhood Association: Friends of Friedrich Wilderness Park (within 200 feet)

Neighborhood Plan: None

Traffic Impact Analysis

A Traffic Impact Analysis was submitted with zoning case (Z2006002).

Staff Recommendation:

Approval

The subject property consists of about five acres and is to be developed along with 136 acre master planned development in the immediate vicinity recently rezoned to MF-25 and C-3 (Zoning Case Z2006002). In that zoning case, significant portions of the IH 10 frontage to the north and northwest was rezoned from single-family to commercial and multi-family zoning and will be the site of a significant development of mixed uses. Along with this frontage to the north and some portions to the south, the subject property is located entirely within the Gateway Corridor overlay and the design and aesthetic standards that accompany the overlay will be applicable to new development. The Traffic Impact Analysis and restrictive covenants relating to the previous zoning case also apply to this property.

This property was annexed into the city in December of 1998 as part of a large area annexation along West Interstate Highway 10. Presently, there is an occupied single family dwelling on the property (built in 1946) and a 75X75 foot area at the northwest corner leased to SBC Texas and Texas Tower for a communications tower. The property's future use is intended for either retail commercial use or a hotel, and it will be partial to the proposed 136 acre mixed use development that is proposed to include multi-family uses, retail commercial uses, and a medical office complex. Live-work units are also proposed within the development. However, it is probable that this property will only have access to and from the IH 10 access road, so interconnectivity with the rest of the development is unlikely.

To the east, across IH 10, there is a mobile home subdivision zoned MH and to the north are the undeveloped lands mentioned above, recently zoned C-3. Immediately to the west and south is a large property with a single family dwelling zoned R-6. Further south along the frontage of IH 10 is an existing trailer sales lot, Rodeway Inn and fire substation on land zoned C-2.

Given the parcel zoned R-6 that abuts the subject property along the west and south property lines, a Type "C" buffer will be required along these property lines. However, where a fence or wall of at least six feet in height will be required in addition to landscaping along the south property line, along the west, or rear,

CASE NO: Z2006059

Staff and Zoning Commission Recommendation - City Council

property line a fence or wall with or without landscaping may be constructed.

Zoning Commission Recommendation:

Recommendation Pending March 7, 2006, Public Hearing

CASE MANAGER : Matthew Taylor 207.5876

VOTE

FOR 0

AGAINST 0

ABSTAIN 0

RECUSAL 0

Z2006059

Zoning Commission will not consider this case until March 7, 2006; therefore there are no minutes available at this time.