

CASE NO: Z2006012 CD

Staff and Zoning Commission Recommendation - City Council

Zoning Commission continuance from January 17, 2006

Date: March 09, 2006

Zoning Commission Meeting Date: February 07, 2006

Council District: 6

Ferguson Map: 612 A-1

Applicant:

Owner:

Kaufman and Associates, Inc.

McCombs Family Partners, Ltd.

Zoning Request:

From "R-6" Residential Single-Family District to "C-3" General Commercial on 12.171 acres, "C-2" Commercial District on 37.849 acres, and "C-2" (CD-Home Improvement Center) Commercial District with a Conditional Use for a Home Improvement Center on 21.370 acres

71.39 acres out of NCB 34400

Property Location:

Northwest Corner of West Loop 1604 and West Military Drive

Proposal:

To allow the development of a commercial shopping area on approximately 50 acres and a home improvement center on approximately 21 acres.

Neighborhood Association

Villages of Westcreek Neighborhood Association (Oak Creek within 200 feet)

Neighborhood Plan:

None

Traffic Impact Analysis

A Level 3 Traffic Impact Analysis is required and has been submitted. The TIA is adequate for purposes of Zoning because the street location is adequate to handle the most intense commercial land use feasible. However, the TIA has not been approved for Platting or Plan Review purposes. Additional information to assess volume, capacity, and site circulation will be required for TIA approval.

Staff Recommendation:

Approval.

The subject property is approximately 72 acres and is planned for a strip shopping center. The 72 acres is part of a larger tract (approximately 135 acres) of which the northern and western boundaries are currently outside the city limits. The proposed C-3 zoning is at the intersection of two major thoroughfares (Military Drive and Loop 1604). C-2 zoning is requested north of commercial node to extend to city limit boundary. Subject property zoned C-3 will require a 15 ft, Type C, vegetative buffer next to residential. Property zoned C-2 will require a 15 ft, Type B, vegetative buffer next to single-family residential.

Zoning Commission Recommendation:

Approval

VOTE

FOR	10
AGAINST	0
ABSTAIN	0
RECUSAL	0

CASE MANAGER : Pedro Vega 207-7980

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ZONING CASE NO. Z2006012 CD – January 17, 2006

Applicant: Kaufman & Associates, Inc.

Zoning Request: "R-6" Residential Single Family

Lucy Gentry, 100 W. Houston, representing the owner, stated they are proposing to construct a retail center on the subject property. She further stated she would like to request a continuance on this case so they can meet with the neighborhood association to present their proposal.

Staff stated there were 9 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 Gray and seconded by Commissioner McAden to recommend a continuance until February 7, 2006.

1. Property is located on 71.39 acres out of NCB 34400 at the northwest corner of west Loop 1604 and West Military Drive.
2. There were 9 notices mailed, 0 returned in opposition and 0 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED

ZONING CASE NO. Z2006012 CD – February 7, 2006

Applicant: Kaufman & Associates, Inc.

Zoning Request: "R-6" Residential Single Family District to "C-3" General Commercial District on 12.171 acres, "C-2" Commercial District on 37.849 acres and "C-2" (CD – Home Improvement Center) Commercial District with a Conditional Use for a Home Improvement Center on 21.370 acres.

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Lucy Gentry, 100 W. Houston, representing the owner, stated the reason for this zoning change is to allow the development of a commercial shopping center. She stated they have met with the neighborhood association. Their concerns were traffic will be addressed during the platting stages of this project.

Staff stated there were 9 notices mailed out to the surrounding property owners, 0 returned in opposition and 7 returned in favor and no response from Villages of Westcreek 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 Martinez and seconded by Commissioner Marshall to recommend approval.

1. Property is located on 71.39 acres out of NCB 34400, northwest corner of West Loop 1604 and West Military Drive.
2. There were 9 notices mailed, 0 returned in opposition and 7 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.