

CASE NO: Z2006014

Staff and Zoning Commission Recommendation - City Council

Zoning Commission continuance from March 7, 2006

Date: April 20, 2006

Zoning Commission Meeting Date: March 21, 2006

Council District: 6

Ferguson Map: 612 A-3

Applicant:

Owner:

Brown P.C.

Sandford Acquisition Company, Inc

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

Lot 3, Block 2, NCB 34400J and Lot 4, Block 2, NCB 17647 (6.054 Acres)

Property Location: 1500 Block of West Loop 1604 and 11000 Block of West Military Drive

Property generally located at the northeast corner of the intersection of West Loop 1604 and West Military Drive

Proposal: Retail shopping center

Neighborhood Association Oak Creek Neighborhood Association

Neighborhood Plan: None

Traffic Impact Analysis

A Level-I Traffic Impact Analysis (TIA) has been submitted. The Development Services TIA Division has reviewed the Level-I Traffic Impact Analysis (TIA) for the Westcreek Retail Property Rezoning. The analysis is in compliance with TIA Ordinance 91700.

Staff Recommendation:

Approval.

The subject property is at the intersection of two major thoroughfares (Military Drive and Loop 1604) which is appropriate for high intensity commercial uses. The surrounding property is currently zoned R-6 Single-Family Residential and "C-2" Commercial District. A natural drainage easement would serve as a buffer between the commercial development and the single-family dwellings to the east. A Type "C" buffer is required on commercial areas adjacent to residential zoning. A Type "C" buffer requires a 6 foot solid fence or wall with a 15 foot buffer yard on the sides. At the rear property line of adjoining uses for which a Type "C" buffer is required, the applicant may elect to provide a solid fence at least six (6) feet in height in lieu of the buffer yard. The "C-3" General Commercial District promotes a broad range of commercial operations and services necessary for large regions of the city, providing community balance. The "C-3" General Commercial District would be appropriate at this location.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Pedro Vega 207-7980

VOTE

FOR	10
AGAINST	0
ABSTAIN	0
RECUSAL	0

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ZONING CASE NO. Z2006014 – March 7, 2006

Applicant: Brown, P. C.

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

Patrick Christensen, 112 E. Pecan, representing the owner, stated he would like to request a two week continuance on this case. They have met with the neighborhood association and are in the process of negotiating some restrictive covenants.

Staff stated there were 15 notices mailed out to the surrounding property owners, 1 returned in opposition and 3 returned in favor and no response from Oak Creek 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 Sherrill to recommend a continuance until March 21, 2006.

1. Property is located on Lot 3, Block 2, NCB 34400 J and Lot 4, Block 2, NCB 17647 (6.054 acres) at 1500 Block of West Loop 1604 and 11000 Block of West Military Drive.
2. There were 15 notices mailed, 1 returned in opposition and 3 in favor.
3. Staff recommends approval.

AYES: Avila, Robbins, Rodriguez, Westheimer, Gadberry, Marshall, Sherrill, Wright, Martinez, Stribling, Gray

NAYS: None

THE MOTION CARRIED

ZONING CASE NO. Z2006014 – March 21, 2006

Applicant: Brown, P. C.

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

Z2006014

Patrick Christensen, 112 E. Pecan, representing the owner, he has met extensively with Oak Creek Neighborhood Association who are in support of this request. He stated he has agreed to some restrictive covenants no bars or taverns, no gentlemen's clubs, no tattoos/body piercing shops, etc. He stated they are proposing a small hotel, some mini storage, some retail on Military Drive.

Staff stated there were 15 notices mailed out to the surrounding property owners, 1 returned in opposition and 3 returned in favor no response from Oak Creek 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 Lot 3, Block 2, NCB 34400J and Lot 4, Block 2, NCB 17647 (6.054 acres) at 1500 Block of West Loop 1604 and 11000 Block of West Military Drive.
2. There were 15 notices mailed, 1 returned in opposition and 3 in favor.
3. Staff recommends approval.

AYES: Avila, Robbins, Rodriguez, Westheimer, Gadberry, Marshall, Sherrill, Wright, Martinez, Gray

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.