



ZONING CASE: Z2006-077

City Council District No. 2

Requested Zoning Change

From "I-1"

To "IDZ"

Date: May 4, 2006

Scale: 1" = 200'

C:\Apr_4_2006

CASE NO: Z2006077

Staff and Zoning Commission Recommendation - City Council

Date: May 04, 2006

Zoning Commission Meeting Date: April 04, 2006

Council District: 2

Ferguson Map: 617 C4

Applicant:

Owner:

Joaquinn Arch

Howard Wong

Zoning Request: From "I-1" General Industrial District to "IDZ" Infill Development Zone with uses permitted in the "C-2" Commercial District

Lot 1, Block 1, NCB 1360

Property Location: 734 North New Braunfels Avenue

Southeast corner of New Braunfels Avenue and Burnet Street

Proposal: Mini strip center

Neighborhood Association: Harvard Place/Eastlawn Neighborhood Association

Neighborhood Plan: Arena District/Eastside Community Plan

Traffic Impact Analysis

A Traffic Impact Analysis is not required.

Staff Recommendation:

Consistent

The Arena District / Eastside Community Land Use Plan calls for this area to be designated Mixed Use land use. Mixed Use provides for a concentrated blend of residential, retail, service, office, entertainment, leisure, and other related uses at increased densities to create a pedestrian oriented environment where people can enjoy a wide range of fulfilling experiences in one place. Mixed Uses include those in the Commercial and Residential categories and including low, mid and high-rise office buildings and hotels. This classification allows for a mix of uses in the same building or in the same development such as small offices (dentists, insurance professionals, non-profits, etc.), small storefront retail establishment (coffee shops, cafes, shoe repair shops, gift shops, antique stores, specialty retail shops, hair salons, day care, drug stores, etc.) and residential uses (live/work units, small apartment buildings, townhomes, etc.)

Approval

There is a vacant commercial building located on the subject property. The property fronts on North New Braunfels Avenue. The applicant has applied for "IDZ" Infill Development Zone District in order to create a mixed-use development. This zoning district would allow for uses permitted in "C-2". "IDZ" districts are intended to provide a more flexible approach to the development of infill projects. The current code requirements could make the redevelopment of this structure difficult due to the nature of the existing property. The "IDZ" district would not require the development to adhere to several standards such as setback requirements, parking, parks and open space, or buffer requirements. The "IDZ" Infill Development Zone is a down-zoning and would be appropriate at this location. The "IDZ" will protect and enhance the character of the neighborhood while improving the building's physical appearance. The Master Plan encourages the preservation and revitalization of vacant commercial buildings in older neighborhoods located inside Loop 410.

Zoning Commission Recommendation:

Approval

VOTE

FOR	11
AGAINST	0
ABSTAIN	0
RECUSAL	0

CASE MANAGER : Pedro Vega 207-7980

Z2006077

ZONING CASE NO. Z2006077 – April 4, 2006

Applicant: Joaquin Arch

Zoning Request: "I-1" General Industrial District to "IDZ" Infill Development Zone
District with uses permitted in the "C-2" Commercial District.

Joaquin Arch, 2203 Barnett, representing the owner, stated he is proposing to develop a mini strip center on the subject property. He stated his request is consistent with the neighborhood plan and feels his proposal would be good for the community.

Staff stated there were 30 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Harvard Place/Eastlawn 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.

FINDING OF CONSISTENCY OF THE MASTER PLAN

COMMISSION ACTION

(A verbal vote was taken)

The motion was made by Commissioner Marshall and seconded by Commissioner Wright to find consistency with the neighborhood plan.

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

NAYS: None

THE MOTION CARRIED

COMMISSION ACTION

The motion was made by Commissioner Marshall and seconded by Commissioner Gadberry to recommend approval.

1. Property is located on Lot 1, Block 1, NCB 1360 at 734 New Braunfels Avenue.
2. There were 30 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends approval.

Z2006077

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

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.