

ZONING CASE: Z2006-078

City Council District No. 3
 Requested Zoning Change
 From "R-4"
 To "UD"

Date: May 4, 2006

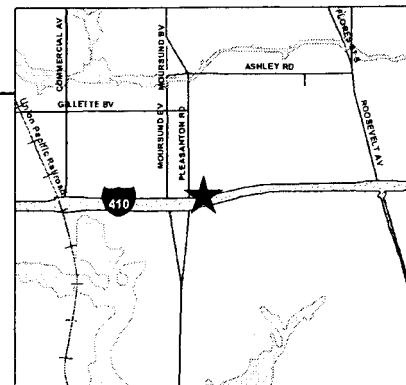
Scale: 1" = 200'

■ Subject Property

○ 200' Notification



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CASE NO: Z2006078

Staff and Zoning Commission Recommendation - City Council

Date: May 04, 2006

Zoning Commission Meeting Date: April 04, 2006

Council District: 3

Ferguson Map: 682 D4

Applicant: Owner

Ismail Sulieman

Ismail Sulieman

Zoning Request: From "R-4" Residential Single-Family District to "UD" Urban Development District

Property Location: 2.5 acres out of NCB 11156

12000 Block of Southeast Loop 410

Northeast Corner of Southeast Loop 410 and Pleasanton Road

Proposal: To Develop a Hotel

Neighborhood Association: Kingsborough Ridge Neighborhood Association

Neighborhood Plan: None

Traffic Impact Analysis

A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval

The Urban Development District, a flexible zoning district that allows both residential and commercial uses, does allow the proposed hotel use by right given the property's location within 850 feet of a major intersection. The UD district allows many of the same commercial uses permitted within the C-2 district and is a much more appropriate district at this location. Properties fronting on the south side of Loop 410 are located within the CitySouth Community Plan and many, including those directly south of the subject property, are currently zoned UD. An application of the UD zoning district to properties that front on the north side of Loop 410 will provide flexibility in new growth, encourage consistency in development along the Loop 410 corridor and promote to the city's master planning policies.

The subject property, annexed into the city in 1952, consists of 2.5 acres and is presently undeveloped. There is single family residential zoning to the north, east and west with properties that are both undeveloped and with existing single family dwellings. To the south, across Loop 410, is the city police department training facility on property zoned UD and to the southwest is an apartment complex currently undergoing construction on property also zoned UD.

A previous zoning application was submitted for this property with the request to rezone from R-4 to C-3 (Z2005196). The proposed use at that time was a combination of commercial uses including a hotel, restaurant and convenience store. Staff recommended denial and, by a vote of 8-2, the Zoning Commission also recommended denial. The applicant's withdrew the case prior to having the item presented to the City Council.

If approved, the UD district will require a Type "C" landscape buffer since the proposed building will total less than 90,000 square feet. Additional standards unique to the UD district that govern building appearance and articulation, signage, lighting, and outside storage will also apply.

CASE NO: Z2006078

Staff and Zoning Commission Recommendation - City Council

Zoning Commission Recommendation:

Approval

CASE MANAGER : Matthew Taylor 207-5876

VOTE

FOR	11
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2006078

ZONING CASE NO. Z2006078 – April 4, 2006

Applicant: Ismail Sulieman

Zoning Request: "R-4" Residential Single Family District to "C-3" General Commercial District.

Nelson Karaklis, 10999 IH 10 W., representing the owner, stated they are proposing to develop a hotel on the subject property such as a La Quinta or Hampton Inn. He stated he is agreeable in amending his "C-3" request to "UD".

FAVOR

Ismail Sulieman, owner, stated his intent is to develop a hotel on the subject property.

Staff stated there were 5 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Kingsborough Ridge 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 Gadberry and seconded by Commissioner Marshall to recommend approval of "UD".

1. Property is located on 2.5 acres out of NCB 11156 at 12000 Block of Southeast Loop 410.
2. There were 5 notices mailed, 0 returned in opposition and 0 in favor.
3. Staff recommends denial of "C-3" and approval of "UD".

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

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.