

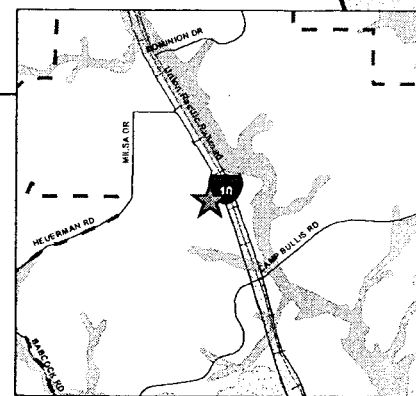
ZONING CASE: Z2006-080

City Council District No. 8
 Requested Zoning Change
 From "R-6" GC-1 and "R-20" GC-1
 To "C-3" GC-1
 Date: May 4, 2006
 Scale: 1" = 200'

- Subject Property
- 200' Notification



C:\Apr. 4, 2006



CASE NO: Z2006080

Staff and Zoning Commission Recommendation - City Council

Date: May 04, 2006

Zoning Commission Meeting Date: April 04, 2006

Council District: 8 **Ferguson Map:** 480 A7

Applicant: Owner

Kaufman and Associates, Inc. Wayne Wright Interests, Inc./St. James Holdings, Inc.

Zoning Request: From "R-6" GC-1 Residential Single-Family Gateway Corridor District-1 and "R-20" "GC-1" Residential Single-Family Gateway Corridor District-1 to "C-3" GC-1 General Commercial Gateway Corridor District-1

Property Location: 4.35 acres out of NCB 18333
20635 and 20655 IH 10 West
IH 10 West, North of Camp Bullis Road

Proposal: To Allow Commercial Development

Neighborhood Association: Friends of Friedrich Wilderness Park

Neighborhood Plan: None

Traffic Impact Analysis

A Traffic Impact Analysis is required and has been submitted.

Staff Recommendation:

Approval

The subject properties front on IH 10 and a commercial zoning district is a more appropriate district than less intense residential uses or more intense industrial uses since much of the existing frontage along this portion of IH 10 is rapidly transitioning into commercial corridor. Significant residential development along these corridors is unlikely due to potential conflict with the future uses the existing commercial zoning will allow and industrial uses are not encouraged along the city's gateway corridors.

The subject properties, located at 20635 and 20655 IH 10 West, were annexed into the city in December of 1998 and total just over 4 acres. Both properties were annexed with single family residential zoning, R-20 and R-6, respectively. The gateway corridor overlay was applied to this portion of IH 10 in 2003 and both properties are located entirely within this overlay. The property at 20635 has a vacated single family dwelling built around 1983 and miscellaneous accessory structures while the property at 20655 has an existing office/residential use, the primary structure being built around 1989.

There are largely undeveloped lands to the immediate south, west and further north zoned C-3 and MF-25 although immediately south are a collection of industrial sized propane storage tanks. These districts were approved by the City Council in January of 2006 (Z2006002) and encompass well over 100 acres. The property immediately to the north, zoned R-20, has existing buildings that are currently undergoing extensive renovation and further north is a property with split R-6 and C-3 zoning which presently has a temporary office trailer. One additional property slightly further north also has split R-6 and C-3 zoning and has an existing dwelling and fortune teller business. To the east, directly across IH 10, is a cemetery. If the requested zoning is approved, a Type "C" landscape buffer will be required along those property lines to the south, west and north where the subject properties abut residential districts.

CASE NO: Z2006080

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

Z2006080

ZONING CASE NO. Z2006080 – April 4, 2006

Applicant: Kaufman & Associates, Inc.

Zoning Request: "R-6" "GC-1" Residential Single Family Gateway Corridor District 1
and "R-20" "GC-1" Residential Single Family Gateway Corridor
District 1 to "C-3" "GC-1" General Commercial Gateway Corridor
District 1.

Lucy Gentry, 100 W. Houston, representing the owner, stated the purpose of this zoning change is to allow commercial development on the subject property. She stated she has been in contact with the neighborhood association and has agreed on restrictive covenants to prohibit certain uses such as sexually oriented businesses, night clubs and dance halls, bars/taverns, mini storage or mini warehouse, auto sales, auto inspection stations, auto tint installation, auto oil and lube services, tattoo parlor, massage parlor, body piercing shops, billiards or pool hall, home improvement center, Wal-Mart's, bingo hall and indoor or outdoor flea market. She stated they have met with the representatives from Friends of Friedrich Wilderness Park who are in support.

Staff stated there were 8 notices mailed out to the surrounding property owners, 0 returned in opposition and 4 returned in favor and Friend of Friedrich Park are in approval with the application of deed restrictions.

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 Stribling and seconded by Commissioner Rodriguez to recommend approval.

1. Property is located on 4.35 acres out of NCB 18333 at 20635 and 20655 IH 10 West.
2. There were 8 notices mailed, 0 returned in opposition and 4 in favor.
3. Staff recommends approval.

Z2006080

**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.