



CASE NO: Z2006105

Staff and Zoning Commission Recommendation - City Council

Date: June 01, 2006

Zoning Commission Meeting Date: May 02, 2006

Council District: 3

Ferguson Map: 650 E7

Applicant:

Owner:

Brian C. Hamilton, Pipkin, Oliver & Bradley, LLP

Simon Lidsky

Zoning Request: From "I-1" General Industrial District to "C-3" General Commercial District
Lot 3, NCB 13902

Property Location: 210 S. W. Military Drive
Southwest corner of S. W. Military Drive and Briar Place

Proposal: Retail uses

Neighborhood Association: None

Neighborhood Plan: None

Traffic Impact Analysis

A Traffic Impact Analysis is not required

Staff Recommendation:

Approval

The subject property is currently undeveloped and located on SW Military Drive a major thoroughfare. The subject property is adjacent to "I-1" General Industrial District to the west and east, "MF-33" Multi-Family District to the south with "C-3" General Commercial District across S.W. Military Drive to the north. The "C-3" General Commercial District is a down-zoning and would be appropriate at this location. Given the mixed-use development pattern along S.W. Military Drive, the requested zoning and proposed development is compatible.

"C-3" uses are typically characterized as community and regional shopping centers, power centers and/or assembly of similar uses into a single complex under either single ownership or the structure of a property owners or condominium styled organization.

The "I-1" district accommodates areas of heavy and concentrated fabrication, manufacturing and industrial uses which are suitable based upon adjacent land uses, access to transportation and the availability of public services and facilities. It is the intent of this district to provide an environment for industries that is unencumbered by nearby residential or commercial development.

Zoning Commission Recommendation:

Approval

VOTE

FOR	9
AGAINST	0
ABSTAIN	1
RECUSAL	0

CASE MANAGER : Pedro Vega 207-7980

Z2006105

ZONING CASE NO. Z2006105 – May 2, 2006

Applicant: Brian C. Hamilton

Zoning Request: "I-1" General Industrial District to "C-3" General Commercial District.

Brian Hamilton, 1020 N. E. Loop 410, representing the owner, stated they are requesting this change in zoning to allow development for retail use.

Staff stated there were 14 notices mailed out to the surrounding property owners, 0 returned in opposition and 4 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 Gadberry and seconded by Commissioner Robbins to recommend approval.

1. Property is located on Lot 3, NCB 13902 at 210 S. W. Military Drive.
2. There were 14 notices mailed, 0 returned in opposition and 4 in favor.
3. Staff recommends approval.

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

NAYS: None

ABSTAIN: Wright

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.