

CASE NO: Z2006079

Staff and Zoning Commission Recommendation - City Council

Date: June 15, 2006

Zoning Commission Meeting Date: June 06, 2006

Council District: 4 **Ferguson Map:** 679 F1

Applicant: Owner

Brown, P. C. JLC Development Co., Inc.

Zoning Request: From "R-6" Residential Single-Family District "I-1" General Industrial District and "NP-10" Neighborhood Preservation District to "R-5" Residential Single-Family District on 90.743 acres out of NCB 15248 and "C-2" General Commercial District on 2.849 acres out of NCB 15248

Property Location: 8331 S. W. W. Loop 410
North of S. W. W. Loop 410 and Pearsall Road

Proposal: To Develop Single-Family Dwellings with Commercial Frontage

Neighborhood Association: None

Neighborhood Plan: United Southwest Community Plan

Traffic Impact Analysis:

The TIA is approved with the following condition. A right turn lane shall be constructed with the development at the time of building permit based on 308 right turns into the property and on TxDOT requirements.

Staff Recommendation:

Inconsistent. A portion of the requested R-5 does not conform with the plan. The plan calls for low-density residential and community commercial.

Approval contingent on a plan amendment. The future land use recommended for this area is Residential and Community Commercial. Except for a small portion most of the proposal is consistent with the plan. A large residential community is currently under development to the north. It is presumed that over time this development would link with the development to the north. The property has I-1 zoning to the north and west. This Industrial zoning is vacant. To the south of the property is NP-10 and Loop 410 is the east boundary.

Zoning Commission Recommendation:

VOTE

Consistent and Approval

FOR	11
AGAINST	0
ABSTAIN	0
RECUSAL	0

CASE MANAGER : Richard Ramirez 207-5018

Z2006079

ZONING CASE NO. Z2006079 – May 2, 2006

Applicant: Brown, P. C.

Zoning Request: “R-6” Residential Single Family District, “I-1” General Industrial District and “NP-10” Neighborhood Preservation District to “R-5” Residential Single Family District on 90.743 acres out of NCB 15248 and “C-2” Commercial District on 2.849 acres out of NCB 15248

Patrick Christiansen, 112 E. Pecan, representing the owner, stated he would like to request a 2 week continuance on this case to have more time to meet with the representative from PACE.

Staff stated there were 14 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from People Active in Community Efforts.

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 Gray and seconded by Commissioner Sherrill to recommend a continuance until May 16, 2006.

1. Property is located on north of S. W. W. loop 140 and Pearsall Road at 8331 S. W. W. Loop 410.
2. There were 14 notices mailed, 0 returned in opposition and 0 in favor.
3. Staff recommends approval contingent on a plan amendment.

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

NAYS: None

THE MOTION CARRIED

ZONING CASE NO. Z2006079 – May 16, 2006

Applicant: Brown, P. C.

Z2006079

Zoning Request: "R-6" Residential Single Family District, "I-1" General Industrial District and "NP-10" Neighborhood Preservation District to "R-5" Residential Single Family District on 80.743 acres out of NCB 15248 and "C-2" General Commercial District on 2.849 acres out of NCB 15248.

Patrick Christensen, 112 E. Pecan, representing the owner, stated he would like to request a two-week continuance on this case as he is still awaiting additional information on this case.

Staff stated there were 14 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and People Active in Community Efforts is in support.

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 Gray and seconded by Commissioner Robbins to recommend a continuance until June 6, 2006.

1. Property is located north of S. W. W. Loop 410 and Pearsall Road at 8331 S. W. W. Loop 410.
2. There were 14 notices mailed, 0 returned in opposition and 0 in favor.
3. Staff recommends approval contingent plan amendment.

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

NAYS: None

THE MOTION CARRIED

ZONING CASE NO. Z2006079 – June 6, 2006

Applicant: Brown, P. C.

Zoning Request: "R-6" Residential Single Family District, "I-1" General Industrial District and "NP-10" Neighborhood Preservation District to "R-5" Residential Single Family District on 80.743 acres out of NCB 15248 and "C-2" General Commercial District on 2.849 acres out of NCB 15248.

Z2006079

Patrick Christensen, 112 E. Pecan, representing the owner, stated they are proposing to develop single family homes with commercial frontage. He stated this request is consistent with the United Southwest Community Plan. He further stated he has met with PACE (People Active In Community Efforts) and has received a letter of support.

Staff stated there were 14 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and People Active in Community Efforts (PACE) is 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.

FINDING OF CONSISTENCY OF THE MASTER PLAN

COMMISSION ACTION

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

(A verbal vote was taken)

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

NAYS: None

THE MOTION CARRIED

COMMISSION ACTION

The motion was made by Commissioner Gray and seconded by Commissioner Marshall to recommend approval contingent on plan amendment.

Commissioner Marshall withdrew her seconded and Commissioner Gray withdrew his motion.

Commissioner Gray made a motion to reconsider the consistency and was seconded by Commissioner Gadberry.

(A verbal vote was taken)

Z2006079

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

NAYS: None

THE MOTION CARRIED

FINDING OF CONSISTENCY OF THE MASTER PLAN

COMMISSION ACTION

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

(A verbal vote was taken)

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

NAYS: None

THE MOTION CARRIED

COMMISSION ACTION

The motion was made by Commissioner Gray and seconded by Commissioner Robbins to recommend approval.

1. Property is located north of S. W. W. Loop 410 and Pearsall Road at 8331 S. W. W. Loop 410.
2. There were 14 notices mailed, 0 returned in opposition and 0 in favor.
3. Staff recommends approval contingent plan amendment.

**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.