

----- Notices Mailed
----- In Opposition
----- In Favor

ZONING CASE: Z2005-288

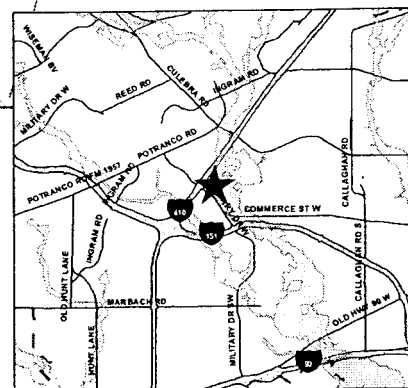
City Council District No. 6
Requested Zoning Change
From "I-1" To "C-3"
Date: June 15, 2006
Scale: 1" = 300'

Subject Property

200' Notification



C:\Dec_6_2005



CASE NO: Z2005288

Staff and Zoning Commission Recommendation - City Council

Date: June 15, 2006

Zoning Commission Meeting Date: December 20, 2005

Council District: 6

Ferguson Map: 613 E3

Appeal:

Applicant: Owner

Wade Interest, Inc.

Southwest Foundation for Research and Education

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

22.435 acres out of NCB 11493

Property Location: 7620 Northwest Loop 410

Northeast Corner of Northwest Loop 410 and West Military Drive

Proposal: To Develop a Mixed Retail Center

Neighborhood
Association: None

Neighborhood Plan: None

TIA Statement: A Level 3 Traffic Impact Analysis has been submitted.

Staff Recommendation:

Approval

The requested C-3 zoning is a downzone from the existing I-1 industrial zoning district. The intersections of major streets and highways, such as Military Drive and Loop 410, are the most appropriate locations for the regional commercial uses allowed in the C-3 zoning district. Major intersections feature properties that have multiple frontages and provide greater capacity and flexibility for vehicular ingress and egress and where property lines are typically shared with office and commercial uses instead of less intense residential uses.

The subject property consists of approximately 22 acres and was part of a large 839 acre rezoning in September of 1974. Additional Foundation properties are located to the south across Military Drive and are retaining the I-1 zoning. The properties to the west, across Loop 410, are zoned C-3 and most have existing commercial uses.

The applicants are proposing a mixed-retail development. Potential uses include a retail center, a bank, restaurants and a hotel. The overall scale of the development will be somewhat limited due to the presence of Leon Creek and the resulting flood plain. Since the property is surrounded by remaining Southwest Research Institute property zoned I-1, the Type "C" buffer usually associated with a rezone to C-3 is not required.

Zoning Commission Recommendation:

Approval

VOTE

FOR 8

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Matthew Taylor 207-5876

Z2005288

ZONING CASE NO. Z2005288 – December 20, 2005

Applicant: Wade Interest, Inc.

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

Andy Guerrero, 3134 Renker, representing the applicant, stated that they are asking for the rezoning to develop a mixed retail center on the property. He further stated that the center would have banks, hotels, restaurants both fast food and sit down type. He stated that there is also a possibility that there might be a mini-storage facility.

Chair Martinez noted for the record that the largest stakeholder in the area on each side of Military Drive is Southwest Foundation and they support the request.

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

1. Property is located on 22.435 acres out of NCB 11493 at 7620 Northwest Loop 410.
2. There were 4 notices mailed, 0 returned in opposition and 0 in favor.
3. Staff recommends approval.

AYES: Martinez, Robbins, Rodriguez, Sherrill, Avila, Kissling, McAden, Gray

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.