

ZONING CASE: Z2006-115

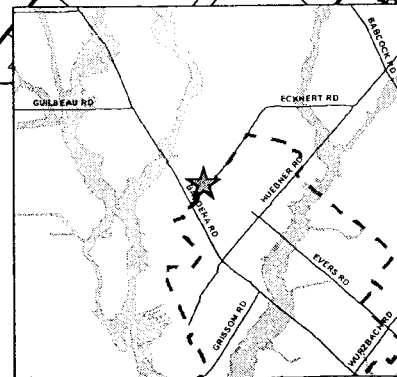
City Council District No. 7
 Requested Zoning Change
 From "R-6"
 To "C-2"

Date: June 15, 2006
 Scale: 1" = 200'

- Subject Property
- 200' Notification



C:\May 2 2006



CASE NO: Z2006115

Staff and Zoning Commission Recommendation - City Council

Date: June 15, 2006

Zoning Commission Meeting Date: May 16, 2006

Council District: 7

Ferguson Map: 579 E1

Applicant:

Owner:

Reina Circle Properties, LLC

Ana Kruegar

Zoning Request: From "R-6" Residential Single-Family District to "C-2" Commercial District
Parcel-23 and Parcel-23A, NCB 17973

Property Location: 7525 Eckhert Road
Northwest side of Eckhert Road between Bandera Road and Woodchase Drive

Proposal: Retail store and office space

Neighborhood Association None

Neighborhood Plan: Huebner/Leon Creeks Community Plan

Traffic Impact Analysis

A traffic impact analysis is not required

Staff Recommendation:

Consistent

The request does conform to the Huebner/Leon Creeks Community Plan. The Plan calls for Community Commercial

Approval

The subject property has two existing single-family dwellings and located on Eckhert Road. The subject property is adjacent to "R-6" Residential Single-Family District to the northeast (Single-Family Dwelling), to the southwest (Propane Depot) and to the northwest (Vacant). Shopping Center exists across Eckhert Road to the southeast. The "C-2" Commercial District would compliment the commercial development pattern beginning at the intersection of Eckhert Road and Bandera Road. The "C-2" Commercial District would be more appropriate at this location rather than R-6 Single-Family Residential District.

"C-2" districts accommodate commercial and retail uses with no outdoor storage or display of goods shall be permitted except for outdoor dining.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Pedro Vega 207-7980

VOTE

FOR	11
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2006115

ZONING CASE NO. Z2006115 – May 16, 2006

Applicant: Reina Circle Properties, LLC

Zoning Request: “R-6” Residential Single Family District to “C-2” Commercial District.

Diann Reina, 9147 Wild Trails, representing the owner, stated they are requesting this change to allow for a retail store and office space.

Staff stated there were 11 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 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.

FINDING OF CONSISTENCY OF THE MASTER PLAN

COMMISSION ACTION

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

(A verbal vote was taken.)

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

NAYS: None

THE MOTION CARRIED

COMMISSION ACTION

The motion was made by Commissioner Sherrill and seconded by Commissioner Martinez to recommend approval.

1. Property is located on Parcel 23 and 23A, NCB 17973 at 7525 Eckhert Road.
2. There were 11 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends approval.

Z2006115

**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.