

Z-6
Z-7
Z-8

MEMORANDUM

TO: Betty Baker, Chair and Members of the Zoning and Platting Commission

FROM: Dora Anguiano, Zoning and Platting Commission Coordinator
Neighborhood Planning & Zoning Department

DATE: June 15, 2004

SUBJECT: Zoning and Platting Commission Summary

Attached is one Zoning and Platting Commission summary, which will be forwarded to the City Council.

CASE #C14-04-0018, 0019, 0020

8. C14-04-0018 – DOUBLE CREEK VILLAGE – TRACT 2, By: Riddell Family Limited Partnership (Wayne J. Riddell), Drenner Stuart Wolff Metcalfe von Kreisler, LLP. (Michele Haussmann), 11001-11119 South First Street. (Onion Creek). **FROM I-RR TO GR. ALTERNATE RECOMMENDATION: GR-CO WITH CONDITIONS. City Staff: Wendy Walsh, 974-7719.**
9. C14-04-0019 – DOUBLE CREEK VILLAGE – PHASE II, By: Old San Antonio Road, L.P. (William S. Walters III), Drenner Stuart Wolff Metcalfe von Kreisler LLP. (Michele Haussmann), 11000-11100 South IH-35 Service Road Southbound. (Onion Creek). **FROM I-RR (Upon Annexation) TO CS. ALTERNATE RECOMMENDATION: CS-CO WITH CONDITIONS. City Staff: Wendy Walsh, 974-7719.**
10. C14-04-0020 – DOUBLE CREEK VILLAGE – PHASE II – TRACTS 1 AND 2, By: Old San Antonio Road, L.P. (William S. Walters III) and Haviland Lake Partners, L.P. (Jeffery N. Drinkard), Drenner Stuart Wolff Metcalfe von Kreisler, LLP. (Michele Haussmann), 11200-11300 South IH-35 Service Road Southbound. (Onion Creek). **FROM I-RR (Upon Annexation) TO CS-MU (TRACT 1); MF-3 (TRACT 2). ALTERNATE RECOMMENDATION: CS-MU-CO WITH CONDITIONS FOR TRACT 1; MF-3 WITH CONDITIONS FOR TRACT 2. City Staff: Wendy Walsh, 974-7719.**

SUMMARY

Item #8 and Item #9 were read into the consent agenda.

Item #10

Commissioner Baker – “I have a letter from Ted McConaghy relative to item #10. Again, we’re going to be discussing only the reason for the postponement. We need to hear from the person requesting the postponement or the representative and from the applicant or the agent”.

Ted McConaghy – “I’m with Doucet & Associates and I’m here representing Jim Ray, who’s a property owner adjacent to this tract to the west. We’re requesting a postponement because of concerns regarding proposed roadway alignments in the general area. We are in favor of the zoning, we do not necessary want a postponement, but we haven’t had a lot of luck with negotiating with the applicant regarding the roadway alignment. We haven’t had much time to work with them on working on the roadway alignments and to look at the Onion Creek Parkway, which goes across the property. It may impact the property owner across on the West side of Old San Antonio Road. This is why we would like a 2-week postponement”.

Commissioner Baker – “Your property owner is on the west side of the Old San Antonio Road?”

Mr. McConaghy – “That’s correct”.

Commissioner Baker – “Will the proposed roadway alignment, as it currently is, will it align and abut his property?”

Mr. McConaghy – “It would form a “T” intersection of the Onion Creek Parkway extension, with Old San Antonio. He has a couple of houses on the west side and we had asked that the “T” intersection come in at a point such that any future extension of Onion Creek Parkway would run between the houses. We haven’t been able to achieve a discussion on that or find out exactly what the proposed roadway is. The only reason he found out that there was going to be a roadway extension, was because he saw some surveyors out there staking the property, so he called us”.

Commissioner Baker – “Okay, you have no problem with the zoning?”

Mr. McConaghy – “Well the zoning being...no, we’re not opposed to the zoning request itself”.

Commissioner Baker – “That’s our problem, we only have a zoning case; we do not have a subdivision case, we do not have anything related to the roadways on our agenda. We have some schematic drawings, which are not binding, that will be a subdivision issue, not a zoning issue. I’m not sure, but I have a problem postponing something related to some roadway design, when you have no problem with the zoning. All we’re addressing this evening is the zoning. Could we hear from the applicant or the applicant’s representative?”

Steve Drenner, applicant – “I think you accurately stated our position. Our position with regards to the postponement is that this is a land use decision, it has nothing to do with the alignment of the roadways; and as reflected by the TXDot letter, I believe Mr. Ray, the adjacent land owner is chasing a roadway alignment that the State is not interested in. So it’s not a case of within two weeks that we could sit down and work out something that would work for ...(end of tape)...that drives those decisions, of course, is the State. And the State is not interested in the alignment that Mr. Ray is pursuing”.

Commissioner Baker – “Thank you; Commissioners, what is your pleasure?”

Commissioner Donisi – “Was the postponement request timely filed with us?”

Commissioner Baker – “No sir”.

Commissioner Donisi – “I move that we deny the postponement request”.

Commissioner Whaley – “Second”.

Commissioner Baker – “Commissioner, as a matter of procedure, we don’t need any action”.

Commissioner Donisi – “Okay, that’s fine with me”.

Commissioner Baker – “Okay, we’ll hear it in it’s order.....Actually, that case would be moved to consent if there’s no opposition. With the notation that Tract 2 is MF-2 with the conditions that were set out by staff and the additional conditions agreed to by the applicant for Tract 1. Anyone else wish to speak on this case in opposition to the zoning request?”

No speakers.

Commissioner Baker – “Can we have a motion to close the public hearing?”

Commissioner Martinez – “I move”.

Commissioner Gohil – “Second”.

Commissioner Martinez – “I move to approve staff’s recommendation of CS-MU-CO zoning with the notation that Tract 2 is MF-2 and the additional conditions as agreed to by the applicant for Tract 1”.

Commissioner Gohil – “Second”.

Motion carried.

**COMMISSION ACTION:
MOTION:**

**MARTINEZ, GOHIL
APPROVED STAFF’S
RECOMMENDATION OF CS-MU-CO
ZONING WITH CONDITIONS FOR
TRACT 1; MF-2-CO ZONING WITH
CONDITIONS FOR TRACT 2. THE
FOLLOWING PROHIBITED USES
APPLY TO TRACT 1:**

- **COMMERCIAL OFF-STREET
PARKING;**
- **DROP-OFF RECYCLING –
COLLECTION FACILITY;**
- **URBAN FARM;**

YES:

**PINNELLI, GOHIL, MARTINEZ,
BAKER, WHALEY, HAMMOND,
DONISI.**

ABSENT:

JACKSON

MOTION CARRIED WITH VOTE: 7-0.