



CASE NO: Z2002179

Zoning Commission Meeting Date: October 01, 2002

Council District: 7

Ferguson Map: 548 C6

Appeal: No

Applicant:

Robert P. Braubach

Owner

Robert P. Braubach and Rene Mestdagh

Zoning Request: From "O-2" Office District to "MF-25" Multi-Family District.

3.5397 acres out of NCB 14656

Property Location: 6039 Whitby Road

Applicants Proposal: To permit multi-family residential development

Staff Recommendation:

Approval. The UDC designates the Alamo Farmsteads Neighborhood Plan as advisory. The Alamo Farmsteads Neighborhood Plan indicates office and retail/commercial at this site, however, high density residential (apartments/duplexes) was used in the plan for transition from the adjacent medium density residential. "MF-25" is a good buffer between the existing single family area and the existing "C-2" Commercial to the east and south.

Zoning Commission Recommendation:

Approval

VOTE

FOR	11
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2002179

ZONING CASE NO. Z2002179 October 1, 2002

Applicant: Robert P. Braubach

Zoning Request: "0-2" Office District to "MF-25" Multi Family District.

Robert Braubach, 3503 El Manor, owner, stated their intent is to develop a multi-family residential development. He further stated he has met with Commissioner Sherrill and the Alamo Farmstead Neighborhood Association who are in support of this development. He further stated they have agreed to provide a 25-foot landscape buffer and maintain a 6-foot privacy fence and all the landscaping in and around the area. He feels this development would enhance the character of the neighborhood.

FAVOR

Vincent Smith, stated he is the developer of this project. He stated this would be a low-density product. He further stated they would be single story structures and there will be 12 units per acre.

OPPOSE

David Humes, 11146 Vance Jackson, representing the Sierra Vista Apartments, stated he does not oppose this development however they are concerned that this project may disrupt the quiet country atmosphere. He stated he is also concerned that this may change the character of the neighborhood.

REBUTTAL

Robert Braubach, stated he feels this is the highest and best use for the property and is requesting Commission recommend approval on this case.

Staff stated there were 28 notices mailed out to the surrounding property owners, 6 returned in opposition and 1 returned in favor and no response from Alamo Farmstead Neighborhood Association.

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

1. Property is located on 3.5397 acre out of NCB 14656 at 6039 Whitby Road.

Z2002179

2. There were 28 notices mailed, 6 returned in opposition and 1 returned in favor.
3. Staff recommends approval.

**AYES: Mehringer, Grau, Cardenas-Gamez, Kissling, McGowan, Hophan, Sherrill,
McAden, Avila, Morell, Martinez**

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.