

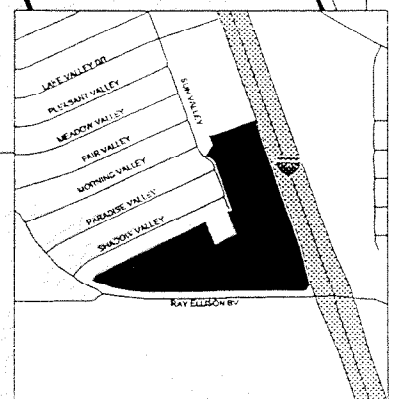
ZONING CASE: Z2002-194

City Council District No. 4
Requested Zoning Change
From: "R-6" To: "R-5,C-2,C-3"
Date: NOV. 14, 2002
SCALE: 1" = 400'

Subject Property

200' Notification

T-15 & 19
E-6
P.647



CASE NO: Z2002194

Zoning Commission Meeting Date: October 15, 2002

Council District: 4

Ferguson Map: 647 E6

Appeal: No

Applicant:

Seda Consulting Engineers, Inc.

Owner

Mahmud Al Rafati

Zoning Request:

From "R-6" Residential Single Family District to "R-5" Residential Single Family District on 28.516 acres of land out of NCB 15173 and From "R-6" Residential Single Family District to "C-2" Commercial District on 8.764 acres of land out of NCB 15173 and from "R-6" Residential Single Family District to "C-3" Commercial District on 2.663 acres of land out of NCB 15173

39.943 acres of land out of NCB 15173

Property Location:

6600 block of SW Loop 410

Northwest corner of Ray Ellison Blvd. And SW Loop 410

Applicants Proposal:

To permit single family homes and commercial uses

Staff Recommendation:

Approval. The subject property is vacant and fronts on the northwest corner of SW Loop 410 Access Road and Ray Ellison Blvd. The subject property has existing single family development to the west and an elementary school to the north. Staff encourages "C-3" zoning at the intersection of major thoroughfares.

Zoning Commission Recommendation:

Approval

VOTE

FOR	11
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2002194

ZONING CASE NO. Z2002194 October 15, 2002

Applicant: Seda Consulting Engineers, Inc.

Zoning Request: "R-6" Residential Single Family District to "R-4" Residential Single Family District on 28.516 acres of land out of NCB 15173 and from "R-6" Residential Single Family District to "C-3" Commercial District on 11.732 acres of land out of NCB 15173.

Ken Brown, 111 Soledad, representing the applicant, stated after meeting with the zoning staff they have agreed with staff's recommendation of the "C-3" on 2.663 acre tract and the remainder of the tract will remain "C-2". He also stated they are also amending single-family portion to "R-5". He feels this is in compliance with planning principals and with the zoning staff's recommendation. He also stated he contacted the PACE Neighborhood Association and he has also Councilman's staff at which they are in support. He further they will develop approximately 140 units.

Floyd Holsonbake, 110 Shadow Valley, stated he resides within this area. He would like more clarification as to what will be developed on the subject property.

Staff stated there were 67 notices mailed out to the surrounding property owners, 12 returned in opposition and 8 returned in favor and no response from People Active in Community Effort 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 Avila and seconded by Commissioner Cardenas-Gamez to recommend approval of the amended request.

1. Property is located on 40.248 acres of land out of NCB 15173 at 6600 Block of Southwest Loop 410 at Ray Ellison Boulevard and Southwest Loop 410.
2. There were 67 notices mailed, 12 returned in opposition and 8 returned in favor.
3. Staff recommends denial as requested and approval of "R-4".

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.