

CASE NO: Z2002233

Continuance from November 19, 2002

Zoning Commission Meeting Date: December 03, 2002

Council District: 4

Ferguson Map: 647 E-5,E-6

Appeal: No

Applicant: **Owner**

Big Fish Development One Turner Bowman

Zoning Request: From "R-6" Residential Single-Family District to "R-4" Residential Single-Family District.

Parcel 3C and Parcel 3E, NCB 16001

Property Location: 6600 Block of South West Loop 410

Between South West Loop 410 and Palm Valley Drive, Medina Base Road to the north, Ray Ellison Drive to the south.

Applicants Proposal: To permit higher density single-family residential development.

Staff Recommendation:

Approval. The subject property is a vacant tract of land that has "R-4" Residential Single-Family District approved by City Council on June 13, 2002, across Medina Base Road to the north, and "R-4" Residential Single-Family District approved by City Council on September 12, 2002 across Palm Valley Drive to the east. The proposed development will occupy 64.2531 acres of land and consist of single-family residential homes totaling 231 units. The "R-4" Residential Single-Family District is compatible with the surrounding area.

Zoning Commission Recommendation:

Approval

<u>VOTE</u>	
FOR	9
AGAINST	0
ABSTAIN	0
RECUSAL	0

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ZONING CASE NO. Z2002233 November 19, 2002

Applicant: Big Fish Development One

Zoning Request: "R-6" Residential Single-Family District to "R-4" Residential Single-Family

John Campbell stated he would like a two continuance to meet with People Active in community Effort (PACE) to discuss this development.

Staff stated there were 35 notices mailed out to the surrounding property owners, 1 returned in opposition and 2 returned in favor, no response from Springvale Neighborhood Association and People Active in Community Effort is in opposition.

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 Avila and seconded by Commissioner Cardenas-Gamez to recommend a continuance until December 3, 2002.

1. Property is located on Parcel 3E, NCB 16001 at 6600 South West Loop 410.
2. There were 35 notices mailed, 1 returned in opposition and 2 returned in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.

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ZONING CASE NO. Z2002233 December 3, 2002

Applicant: Big Fish Development One

Zoning Request: "R-6" Residential Single-Family District to "R-4" Residential Single Family District.

John Campbell, 2360 Blanco Road, stated the subject property is surrounding by "R-4" zoning. He stated he has met with PACE organization that is in support of this request.

FAVOR

Jim Meyers, 5539 Cool Valley, representing PACE organization, stated after meeting with Mr. Campbell they are in support of this request. He stated Mr. Campbell has agreed to replace the trees that have been removed without his consent.

John Campbell, stated they have met with City official to resolve the removal tree issue. He has agreed to place two trees on each lot.

Staff stated there were 35 notices mailed out to the surrounding property owners, 1 returned in opposition and 2 returned in favor, People Active in Community Effort are in opposition and no response from Springvale 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 motion was made by Commissioner Avila and seconded by Commissioner Martinez to recommend approval.

1. Property is located on Parcel 3C and Parcel 3E, NCB 16001 at 6600 Block of South West Loop 410.
2. There were 35 notices mailed, 1 returned in opposition and 2 returned in favor.
3. Staff recommends approval.

AYES: Mehringer, Grau, 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.