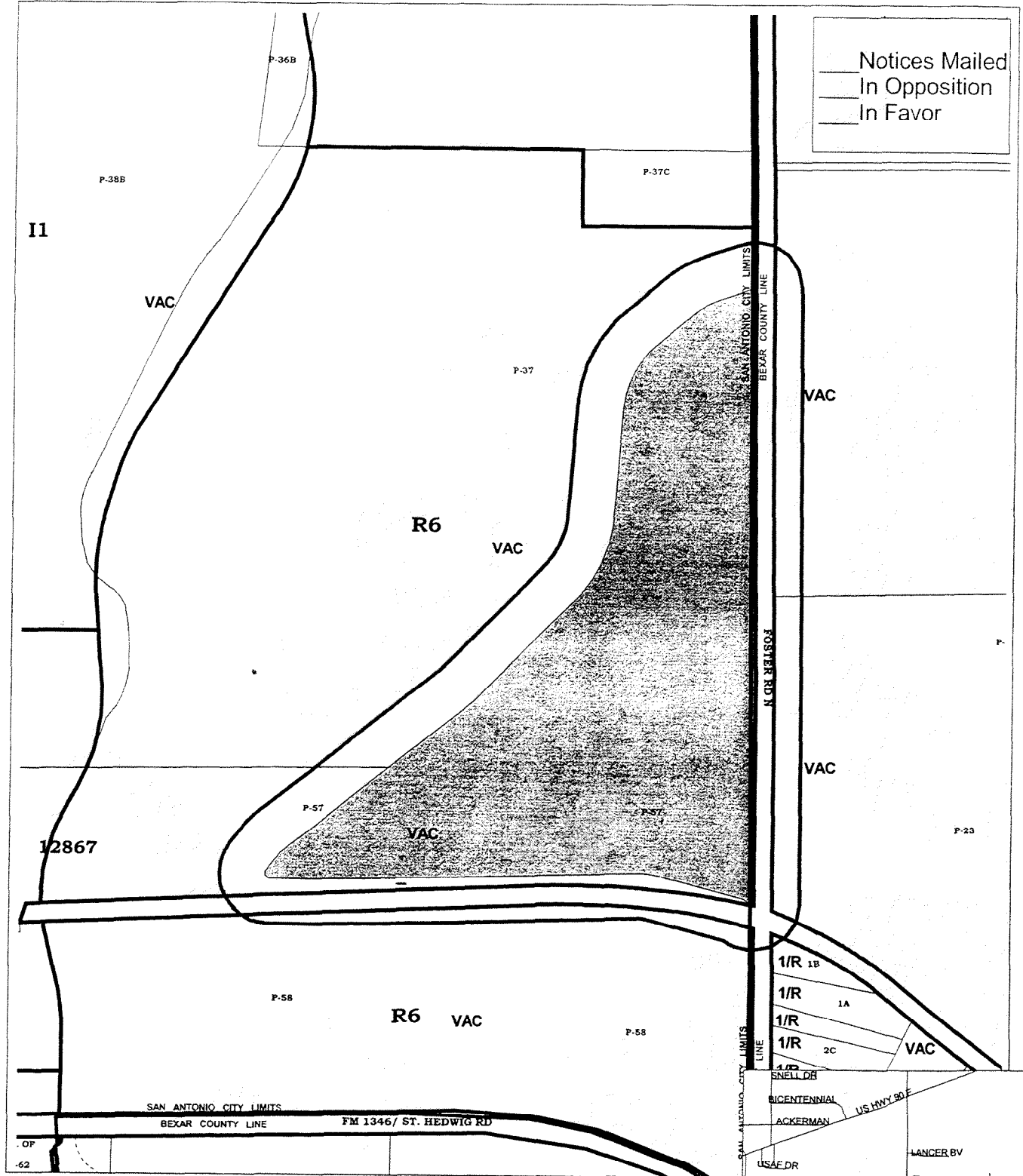


☐ Notices Mailed
☐ In Opposition
☐ In Favor



ZONING CASE: Z2002-200

City Council District No. 2
 Requested Zoning Change
 From: "R-6" To: "R-4"
 Date: **February 13, 2003**
 SCALE: 1" = 600"

■ Subject Property
 ○ 200' Notification

T-12
 D-5
 p. 619



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CASE NO: Z2002200

Staff and Zoning Commission Recommendation - City Council

Continued from October 15, 2002

Date: February 13, 2003

Zoning Commission Meeting Date: February 13, 2003

Council District: 2

Ferguson Map: 619 C 5

Appeal: No

Applicant: Owner

KB Home

Rosillo Creek, Inc., James W. Woodward III

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

58.363 acres out of NCB 35098

Property Location: 1100 block of Foster Road

Foster Road, south of IH 10 East Expressway

Proposal: To permit residential single family development

Neigh. Assoc. : IH 10 East Corridor Neighborhood Association

Neighborhood Plan : IH 10 East Corridor Perimeter Plan

TIA Statement: A Level One Traffic Impact Analysis was prepared for the site. Granting of the requested zoning change would have no adverse traffic impact on the neighboring community.

Staff Recommendation:

Approval The IH 10 East Corridor Perimeter Plan recommends this area for Mixed Use which includes single family development. The subject property is currently vacant and is adjacent to existing "R-6" zoning to the north, south and west. The proposal is compatible and appropriate for the surrounding area.

Zoning Commission Recommendation:

Send to City Council for consideration

CASE MANAGER : Elvin J. Gant, Jr. 207-5876

VOTE

FOR	5
AGAINST	2
ABSTAIN	2
RECUSAL	0

ZONING CASE NO. Z2002200 October 15, 2002

Applicant: KB Home

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

Aaron Seaman, 4800 Fredericksburg Road, stated they are requesting this change in zoning to develop single-family dwellings. He stated there were some concerns on the soil being contaminated at which they have done an environmental study. The study was negative.

Staff stated there were 4 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 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.

COMMISSION ACTION

The motions was made by Commissioner McGowan and seconded by Commissioner Kissling to recommend a continuance until November 5, 2002.

1. Property is located on 58.363 acres out of NCB 35098 at 1100 Block of Foster Road.
2. There were 4 notices mailed, 0 returned in opposition and 3 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.

Z2002200

ZONING CASE NO. Z2002200 October 15, 2002

Applicant: KB Home

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

Aaron Seaman, 4800 Fredericksburg Road, stated they are requesting this change in zoning to develop single-family dwellings. He stated there were some concerns on the soil being contaminated at which they have done an environmental study. The study was negative.

Staff stated there were 4 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 returned in favor.

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1. Property is located on 58.363 acres out of NCB 35098 at 1100 Block of Foster Road.
2. There were 4 notices mailed, 0 returned in opposition and 3 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.

Z2002200

ZONING CASE NO. Z2002200 November 5, 2002

Applicant: KB Home

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

Aaron Seaman, 4800 Fredericksburg Road, representing the owner, stated they are requesting this change in zoning to permit residential single-family development on the subject property.

Staff stated there were 4 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 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.

COMMISSION ACTION

The motion was made by Commissioner McGowan and seconded by Commissioner Sherrill to recommend denial.

AYES: McGowan, Hophan, Sherrill, Morell, Martinez

NAYS: Mehringer, Grau, McAden

THE MOTION FAILED.

COMMISSION ACTION

The motion was made by Commissioner Morell and seconded by Commissioner Grau to recommend approval.

1. Property is located on 58.363 acres out of NCB 35098 at 1100 Block of Foster Road.
2. There were 4 notices mailed, 0 returned in opposition and 3 in favor.
3. Staff recommends approval.

AYES: Mehringer, Grau, Hophan, McAden, Morell

NAYS: McGowan, Sherrill

ABSTAIN: Cardenas-Gamez, Martinez

THE MOTION FAILED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.