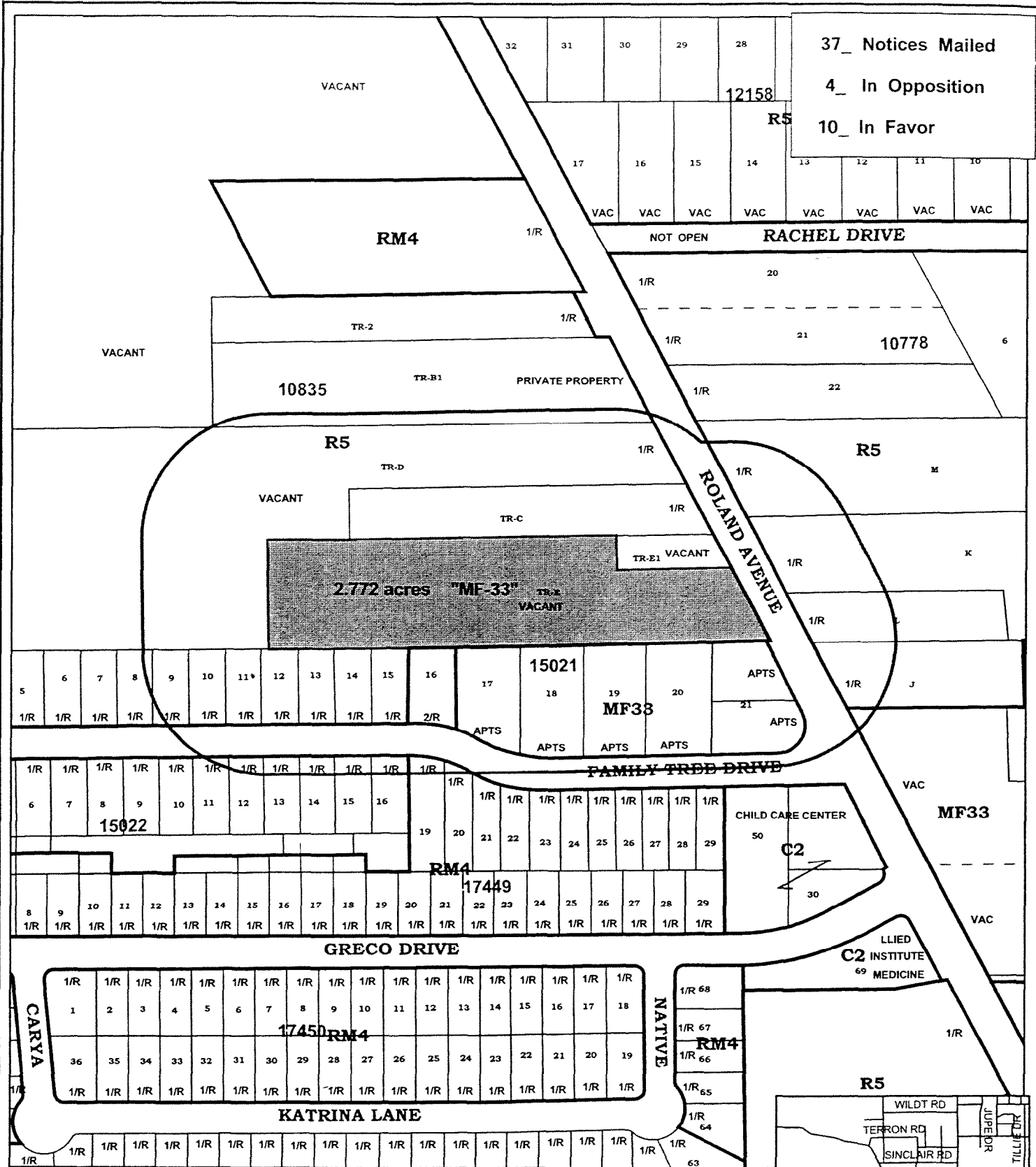


37_ Notices Mailed
 4_ In Opposition
 10_ In Favor



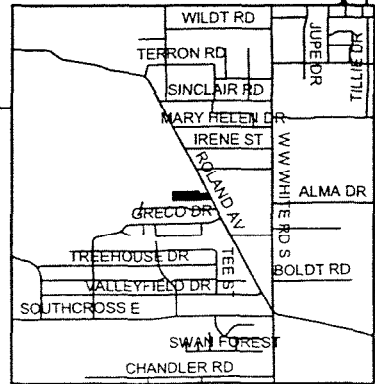
ZONING CASE: Z2002-266

City Council District NO. 3
 Requested Zoning Change
 From: "R-5" To "MF-33"
 Date: FEBRUARY 27, 2003
 Scale: 1" = 200'

Subject Property
 200' Notification

T-18
 p.652
 D-3

 C:\JAN_21_2003



CASE NO: Z2002266

Staff and Zoning Commission Recommendation - City Council

Continuance from January 21, 2003

Date: February 27, 2003

Zoning Commission Meeting Date: February 04, 2003

Council District: 3

Ferguson Map: 652 D3

Appeal: No

Applicant:

Jack Drury Family Ltd. Partnership

Owner:

Jack Drury Family Ltd. Partnership

Zoning Request: From "R-5" Single-Family Residential District to "MF-33" Multi-Family Residential District.

Tract E (2.772 acres), except the north irregular 60.5 feet, NCB 10835

Property Location: 4326 Roland Avenue

West side of Roland Avenue, 135.88 feet south east to the intersection of Family Tree Drive and Roland Avenue.

Proposal: To develop an apartment complex.

Neigh. Assoc. : Pecan Valley Neighborhood Association

Neighborhood Plan : None

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The 2.772 acre tract is vacant and located on Roland Avenue. The subject property has "R-5" Single-Family Residential District to the north, west and "MF-33" Multi-Family Residential District to the south (existing apartments). The "MF-33" Multi-Family Residential District is appropriate and consistent with the adjacent property to the south. The multi-family development at this location would provide new affordable housing designed to serve the area. The applicant (owner of lots 16, 17 and 18 on Family Tree Drive) has established a clean, safe and pleasing living environment for the neighborhood.

Zoning Commission Recommendation:

Approval

VOTE

FOR 10

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Pedro G. Vega 207-7980

Z2002266

ZONING CASE NO. Z2002266 February 4, 2003

Applicant: Jack Drury Family Ltd. Partnership

Zoning Request: "R-5" Residential Single Family District to "MF-33" Multi Family District.

John King, 4243 Family Tree, stated they are proposing to develop an apartment complex on the subject property. He further stated he has met with the school board representatives to discuss this development. He feels they would be a positive influence on the neighborhood.

Jeanne Koehler, 4303 Roland, Vice President of Pecan Valley Neighborhood Association, stated they are in support of this request.

Staff stated there were 37 notices mailed out to the surrounding property owners, 4 returned in opposition and 10 returned in favor and no response from Pecan Valley 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 Hophan and seconded by Commissioner Avila to recommend approval.

1. Property is located on tract E (2.772 acres), except the north irregular 60.5 feet, NCB 10835 at 4326 Roland Avenue.
2. There were 37 notices mailed, 4 returned in opposition and 10 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.

ZONING CASE NO. Z2002266 January 21, 2003

Applicant: Jack Drury Family Ltd. Partnership

Zoning Request: "R-5" Residential Single-Family District to "MF-33" Multi Family District.

John King, 4243 Family Tree #201, representing the owner, stated the purpose of this request is to develop a 36-unit apartment complex.

OPPOSE

Jim Sullivan, representing the school district, stated they were not informed of this development until this morning, therefore they are in opposition of this development. He stated he would like to request a continuance to have more time to meet with the developer and better understand this project.

Larry Vickers, 4351 Treehouse, member of the Pecan Valley Neighborhood Association, stated he was not informed of this complex. He stated he would like more time to study this development and see what impact, if any, there may be on their schools.

Maria Altuluda, stated her backyard abuts this proposed development. She stated she does not support this request. She stated she does not want another apartment complex in the neighborhood.

Staff stated there were 37 notices mailed out to the surrounding property owners, 4 returned in opposition and 10 returned in favor and no response from Pecan Valley Estates Homeowners 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 Hophan and seconded by Commissioner Avila to recommend a continuance until February 4, 2003.

1. Property is located on tract E (2.772 acres), except the north irregular 60.5 fee, NCB 10835 at 4326 Roland Avenue.
2. There were 37 notices mailed, 4 returned in opposition and 10 returned in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.