

CASE NO: Z2003015

Staff and Zoning Commission Recommendation - City Council

Date: March 27, 2003

Zoning Commission Meeting Date: February 18, 2003

Council District: 8

Ferguson Map: 548 A3

Appeal: No

Applicant:

Owner:

Earl & Brown, P.C. on behalf of
Continental Homes, Inc.

Vise Oaks, Ltd., Attn: Hugo Gutierrez, Jr.

Zoning Request: From "C-3" Commercial District to "R-4 PUD" Residential Single-Family
Planned Unit Development District

19.559 acre tract of land out of NCB 15824 and NCB 15823

Property Location: Prue Road and Springtime Drive

On the north side of Prue Road east of Springtime Drive, having 626.25 feet
on Prue Road and 330.00 feet on Springtime Drive

Proposal: To develop a single-family residential neighborhood.

Neigh. Assoc. : Babcock North Neighborhood Association and Country View Village Home O

Neighborhood Plan : None

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The "R-4 PUD" Residential Single-Family Planned Unit Development District is a substantial downzoning from the existing "C-3" Commercial District. "R-5" Residential Single-Family District and "R-6" Residential Single-Family District are to the north and west of the subject property. The "R-4 PUD" Residential Single-Family Planned Unit Development District would be an appropriate zoning classification and transition for the 19.559 acre tract.

Zoning Commission Recommendation:

Approval

VOTE

FOR 10

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Pedro G. Vega 207-7980

Z2003015

ZONING CASE NO. Z2003015 February 18, 2003

Applicant: Earl & Brown, P. C. on behalf of Continental Homes, Inc.

Zoning Request: "C-3" Commercial District to "R-4" PUD Residential Single Family Planned Unit Development District.

Ken Brown, 111 Soledad, representing the owner, stated this is a 19 acre tract that consists of 71 lots. He further stated they are proposing to develop single-family residential subdivision. He also stated there are no access roads on Prue and Springtime Road.

Staff stated there were 64 notices mailed out to the surrounding property owners, 1 returned in opposition and 9 returned in favor and no response from Babcock North Neighborhood Association and Country View Village 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 Morell and seconded by Commissioner McAden to recommend approval of "R-4" PUD.

1. Property is located on Parcel 60, NCB 15824, Parcel 57D NCB 15823 at Prue Road and Springtime Drive.
2. There were 64 notices mailed, 1 returned in opposition and 9 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.