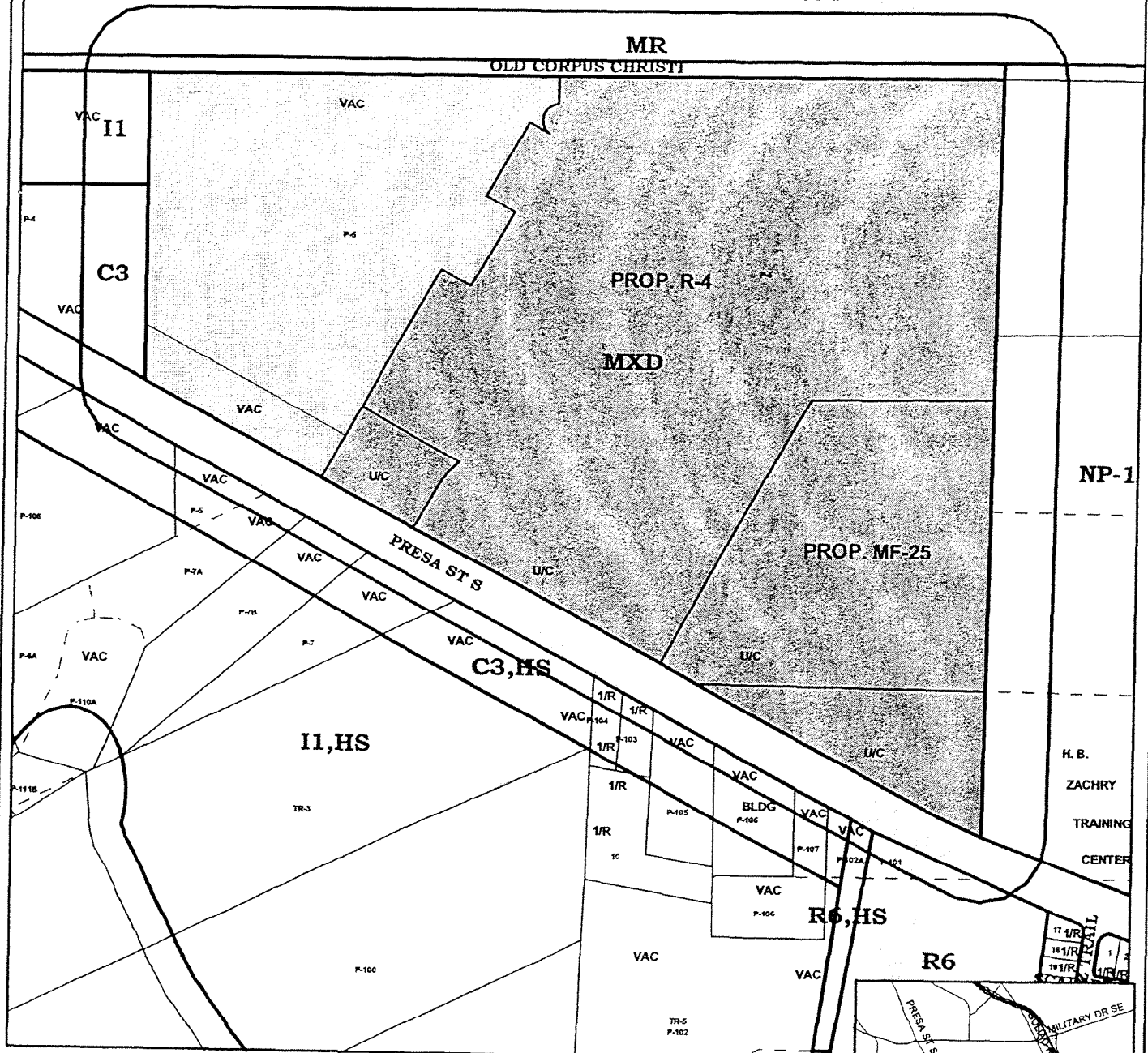


_____ Notices Mailed
 _____ In Opposition
 _____ In Favor

CITY BROOKS



ZONING CASE: Z2003-037

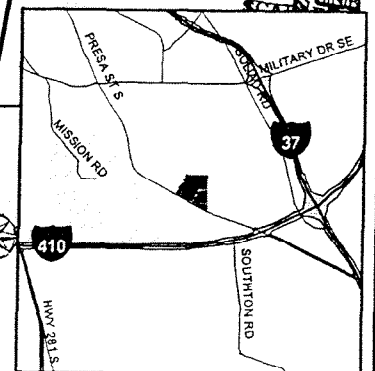
City Council District NO. 3
 Requested Zoning Change
 From: "MXD" To "R-4,MF-25"
 Date: April 24, 2003
 Scale: 1" = 450'

[Shaded Box] Subject Property
 [Circle] 200' Notification

T-18
 p.683
 D-2



C:\MAR_18_2003



CASE NO: Z2003037

Staff and Zoning Commission Recommendation - City Council

Continuance from March 18, 2003

Date: April 24, 2003

Zoning Commission Meeting Date: April 01, 2003

Council District: 3

Ferguson Map: 683 F-2

Appeal: No

Applicant:

Earl & Brown, P.C.

Owner:

HLH Development, L.P. Attn: Harry Hausman

Zoning Request: From "MXD" Mixed Use District to "R-4" Residential Single-Family District on 80.986 acres and "MF-25" Multi-Family District on 20.080 acres
101.06 acres out of NCB 10920

Property Location: 9102 Presa Street South

Proposal: Proposed Single Family and Multifamily Homes

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The "MF-25" will compliment the H. B. Zachery Training Center to the east. The subject property has existing "C-3" zoning to the west and south. There is "NP-10" zoning to the east. Brooks Air Force Base is located to the north and is being converted into a research office campus.

The "R-4" and "MF-25" zoning is compatible with the surrounding zoning and will encourage future development of the area.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Richard Ramirez 207-5018

<u>VOTE</u>	
FOR	10
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2003037

ZONING CASE NO. Z2003037 March 18, 2003

Applicant: Earl & Brown, P. C.

Zoning Request: "MXD" Mixed Use District to "R-4" Residential Single-Family District on 80.986 acres and "MF-25" Multi-Family District on 20.080 acres.

Ken Brown, 111 Soledad, representing the owner, stated they are proposing single and multi-Family development on the subject property. He further stated he would like to request a two-week continuance

OPPOSE

Bertha Villegas, 9149 S. Presa, stated she would like to request this case be continued to have time to meet with the applicant to better understand this development.

Staff stated there were 16 notices mailed out to the surrounding property owners, 5 returned in opposition and 0 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 Hophan and seconded by Commissioner McAden to recommend a continuance until April 1, 2003.

1. Property is located on 101.06 acres out of NCB 10920 at 9102 South Presa Street.
2. There were 16 notices mailed, 5 returned in opposition and 0 in favor.
3. Staff recommends approval.

AYES: Martinez, Kissling, McGowan, Hophan, Sherrill, McAden, Avila, Morell, Mehringer

NAYS: None

THE MOTION CARRIED.

THE RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.

Z2003037

ZONING CASE NO. Z2003037 April 1, 2003

Applicant: Earl & Brown, P. C.

Zoning Request: "MXD" Mixed Use District to "R-4" Residential Single-Family District on 80.986 acre and "MF-25" Multi-Family District on 20.080 acres.

Ken Brown, 111 Soledad, representing the owner, stated they are proposing to develop single and multi-family homes for the elderly on the subject property. He stated this would be a gated community and they would provide 24-hour security.

Staff stated there were 16 notices mailed out to the surrounding property owners, 5 returned in opposition and 0 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 Hophan and seconded by Commissioner McAden to recommend approval with the considered restriction on the "MF-25" property that a maximum of 15 units per acre.

1. Property is located on 101.06 acres out of NCB 10920 at 9102 Presa Street South.
2. There were 16 notices mailed, 5 returned in opposition and 0 in favor.
3. Staff recommends approval.

AYES: Martinez, Grau, Kissling, McGowan, Hophan, Sherrill, McAden, Avila, Morell, Mehringer

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.