



# CASE NO: Z2003078

## Staff and Zoning Commission Recommendation - City Council

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**Date:** June 12, 2003

**Zoning Commission Meeting Date:** May 06, 2003

**Council District:** 7

**Ferguson Map:** 579 C-2 & D-2

**Appeal:** No

**Applicant:** Owner

Mary Frances Hand

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**Zoning Request:** From "R-6" Residential Single-Family District to "R-5" Residential Single-Family District

Lot P-74B, NCB 15008

**Property Location:** West of the Intersection of Coral Springs & Heath Circle

**Proposal:** To develop a single-family residential subdivision

**Neighborhood Association:** None

**Neighborhood Plan:** The Northwest Community Plan

**TIA Statement:** A traffic impact analysis is required.

**Staff Recommendation:**

Approval.

The property in question is vacant, undeveloped land surrounded by residential zoning and use. There is "R-5" zoning abutting subject property to the north. The requested "R-5" zoning is in keeping with development scheme in the neighboring community, and will have no adverse impact of other properties in the area. The Northwest Community Plan designated subject property for residential use.

**Zoning Commission Recommendation:**

Approval

**VOTE**

**FOR** 8

**AGAINST** 0

**ABSTAIN** 0

**RECUSAL** 0

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

Z2003078

**ZONING CASE NO. Z2003078** – May 6, 2003

Applicant: Mary Frances Hand

Zoning Request: "R-6" Residential Single-Family District to "R-5" Residential Single Family District.

Andy Guerrero, representing the applicant, stated their intent is to develop a single-family subdivision on the subject property. He stated they would provide 0.8 acres for open space.

**OPPOSE**

Garcie Garza, stated she is not in opposition however she would like clarification on the zoning classification.

Staff stated there were 110 notices mailed out to the surrounding property owners, 7 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 Sherrill and seconded by Commissioner Grau to recommend approval.

1. Property is located on Lot P-74B, NCB 15008 at west of the intersection of Coral Springs and Heath Circle.
2. There were 110 notices mailed, 7 returned in opposition and 3 in favor.
3. Staff recommends approval.

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

**NAYS: None**

**THE MOTION CARRIED.**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.