

CASE NO: Z2002271C

Staff and Zoning Commission Recommendation - City Council

Date: June 26, 2003

Zoning Commission Meeting Date: June 17, 2003

Council District: 7

Ferguson Map: 580 C6

Appeal:

Applicant:

Jerry Arredondo

Owner

Gary D. Skinner

Zoning Request: From "R-5" Single-Family Residence District to "R-5 C" Single-Family Resident District with a conditional use for a 61 unit Multi-Family complex

Lots 193, 237, 238, 239, 240 and 241, Block E, New City Block 11549

Property Location: 700 Block of Oak Knoll Drive

Proposal: To develop a 61 unit multi-family complex for the elderly.

Neighborhood Association: Ingram Hills Neighborhood Association

Neighborhood Plan: Ingram Hills Neighborhood Plan

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval for "R-5 C" Single-Family Resident District with a conditional use for a 61 unit Multi-Family complex. There is a "MF-33" Multi-Family zoning district across Horseshoe Bend South, and a mixture of other zonings around the property in question. The requested zoning change is in keeping with the integrity of the surrounding properties.

Zoning Commission Recommendation:

Approval

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

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

Z2002271

ZONING CASE NO. Z2002271 June 3, 2003

Applicant: Jerry Arredondo

Zoning Request: "R-5" Single Family Residence District to "MF-25" Multi Family District.

Andy Guerrero, representing the owner, stated they are proposing 61-unit multi family complex for the elderly. He stated they would provide a sprinkler system on all floors of the complex. He further stated this development would have access to a major thoroughfare, Callaghan Road. He stated they have met with the Neighborhood Association to discuss this development.

Jerry Arredondo, stated this development is affordable housing for the elderly. He stated they have been in contact with the neighborhood association to address their concerns and have agreed to install a sprinkler system on both floors of this complex.

Gary Skanner, 1527 Beacons Hill, owner, stated he has owned this property since 1999. He stated he have been working with Ingram Hills Neighborhood Association on this property for several years now. He feels this development is appropriate for this area.

OPPOSE

Mike Phillips, 5227 Wildflower Drive, Chairman Ingram Hills Neighborhood Association, stated there is currently an elderly complex within this area. He does not see a need for another complex. He is concerned that may affect their property values.

REBUTTAL

Jerry Arredondo, stated this development is surrounded by commercial uses. He stated this development is compatible with the surrounding uses.

Staff stated there were 22 notices mailed out to the surrounding property owners, 4 returned in opposition and 10 returned in favor and Ingram Hills Neighborhood Association is in opposition.

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 Morell to recommend approval of "R-5" C with a density of 61 units for the elderly.

Z2002271

1. Property is located on Lots 193, 237 thru 241, Block E, NCB 11549 at 700 Block of Oak Knoll Drive.
2. There were 22 notices mailed, 4 returned in opposition and 10 in favor.
3. Staff recommends approval.

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

NAYS: Martinez, Morell

THE MOTION CARRIED.

ZONING CASE NO. Z2002271 June 17, 2003

Applicant: Jerry Arredondo

Zoning Request: "R-5" Single Family Residence District to "MF-25" Multi Family District.

Jerry Arredondo, representing the owner, stated the reason for this request is to develop a 61-unit senior citizen apartment complex for the elderly. He stated they have agreed with the conditions.

Staff stated there were 22 notices mailed out to the surrounding property owners, 4 returned in opposition and 10 returned in favor and Ingram Hills Neighborhood Association is in opposition.

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 Morell to recommend approval with the following conditions: 1.) "R-5" C Conditional use for senior citizen apartments not to exceed 61 units; 2.) Construction of a wrought iron fence along the perimeter next to Oak Knoll and West Horseshoe Bend; 3.) Planting of *Pyracantha* every ten feet on the exterior of the above fence; 4.) A maximum of two stories; 5.) No dumpsters visible from Oak Knoll or West Horseshoe Bend; 6.) No egress/ingress from Oak Knoll or West Horseshoe Bend except for an emergency entrance and only if required by the city.

Z2002271

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2. There were 22 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.