

## ZONING CASE: Z2003-136

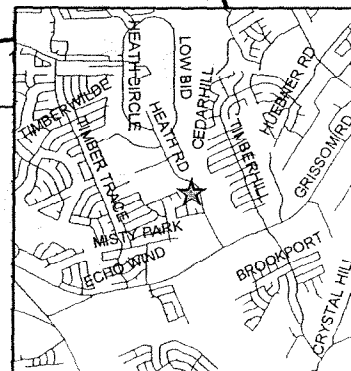
City Council District NO. 7  
 Requested Zoning Change  
 From: "O-2, NP-10" To "R-6"  
 Date: August 28, 2003  
 Scale: 1" = 200'

■ Subject Property  
 ○ 200' Notification

T-16  
 p.579  
 D-4



C:\AUG 5, 2003



# CASE NO: Z2003136

## Staff and Zoning Commission Recommendation - City Council

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**Date:** August 28, 2003

**Zoning Commission Meeting Date:** August 05, 2003

**Council District:** 7

**Ferguson Map:** 579 E4

**Appeal:** No

**Applicant:** Owner

A. S. M. Ferdous, DBA Investment  
Ideas, L. L. C.

A. S. M. Ferdous, DBA Investment Ideas, L. L. C.

**Zoning Request:** From "O-2" Office District & "NP-10" Neighborhood Preservation District to  
"R-6" Residential Single-Family District

Lot P-12C 2.618, P-15G 0.583, P-140 2.535 & P-214 3.748, NCB 15005

**Property Location:** 15000 Block of Heath Road

Southwest intersection of Heath Road and Heliport Drive

**Proposal:** Construct single-family residential units

**Neighborhood Association:** Misty Oaks

**Neighborhood Plan:** Northwest Community Plan

**TIA Statement:** A traffic impact analysis is not required

**Staff Recommendation:**

Approval. "R-6" Residential Single-Family District is compatible with surrounding "R-6" zoning. The Northwest Community Plan recommends single family residential uses at this location. Current office zoning is not desired.

**Zoning Commission Recommendation:**

Approval

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

<u>VOTE</u>	
FOR	7
AGAINST	0
ABSTAIN	0
RECUSAL	0

**Z2003136**

**ZONING CASE NO. Z2003136** – August 5, 2003

Applicant: A. S. M. Ferdous, DBA Investment Ideas, L. L. C.

Zoning Request: "O-2" Office District & "NP-10" Neighborhood Preservation District to  
"R-6" Residential Single Family District.

Alejandro Gomez, representing the owner, stated they are proposing to construct a 36 single-family residential unit on the subject property.

**OPPOSE**

Rose Ryan, 7950 Clyde Dent Drive, stated she is in opposition of the proposed development. She expressed concerns with the increase in traffic and noise levels this development would bring into the neighborhood. She stated she feels this would have a negative impact on the community.

**REBUTTAL**

A. S. M. Ferdous, owner, stated he has conducted a traffic study of the area and this particular development would increase the traffic flow in the area. He further stated this development would enhance the appearance of the neighborhood.

Staff stated there were 32 notices mailed out to the surrounding property owners, 2 returned in opposition and 2 returned in favor and no response from Misty Oaks 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 Sherrill and seconded by Commissioner McAden to recommend approval.

1. Property is located on P-12C, 2.618, P-15G 0.583, P-140 2.535 & P-214 3.748, NCB 15005 at the 15000 Block of Heath Road.
2. There were 32 notices mailed, 2 returned in opposition and 2 in favor.
3. Staff recommends approval.

**Z2003136**

**AYES: Martinez, Cardenas-Gamez, Kissling, Sherrill, McAden, Avila, Mehringer**  
**NAYS: None**

**THE MOTION CARRIED.**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.