

ZONING CASE: Z2003-147

City Council District NO. 2

Requested Zoning Change

From: "I-1" and "R-6" To "R-4" and "MF-33"

Date: September 11, 2003

Scale: 1" = 550'

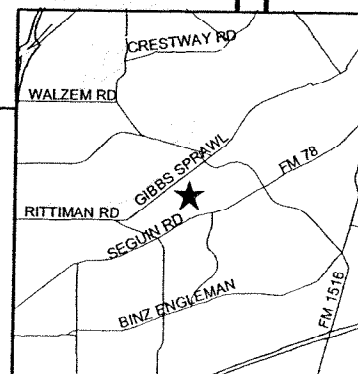
Subject Property

200' Notification

I-11
p.585
E-4



C:\AUG_19_2003



CASE NO: Z2003147

Staff and Zoning Commission Recommendation - City Council

Date: September 11, 2003

Zoning Commission Meeting Date: August 19, 2003

Council District: 2

Ferguson Map: 585 D3-4, E3-4

Appeal: No

Applicant:

D F G G of Texas, Ltd.

Owner:

D F G G of Texas, Ltd.

Zoning Request: From "I-1" General Industrial District and "R-6" Residential Single-Family District to "R-4" Residential Single-Family District (93.03 acres) and "MF-33" Multi-Family District (23.40 acres)

116.43 acres out of NCB 17730

Property Location: 6600 Block of Woodlake Parkway

Southwest corner of Woodlake Parkway and FM 78 between Gibbs-Sprawl Road and FM 78

Proposal: Develop Single-Family Dwellings and Multiple-Family Dwellings

Neighborhood Association: Fairways of Woodlake HOA (within 200 feet), Woodlake HOA (within 200 feet) and Estates Mission Hills HOA (within 200 feet)

Neighborhood Plan: IH-10 East Corridor Perimeter Plan

TIA Statement: A traffic impact analysis is required

Staff Recommendation:

Approval. The "R-4" Residential Single-Family District and "MF-33" Multi-Family District is consistent with the Goals and Objectives of the IH-10 East Corridor Perimeter Plan. The subject property is vacant and adjacent to "R-6" Residential Single-Family District, "C-3" General Commercial District and "I-1" General Industrial District. The "R-4" Residential Single-Family District and "MF-33" Multi-Family District will provide an appropriate transition to the "C-3" General Commercial District and "I-1" General Industrial District to the southwest.

Zoning Commission Recommendation:

Approval

VOTE

FOR 11

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Pedro G. Vega 207-7980

Z2003147

ZONING CASE NO. Z2003147 – August 19, 2003

Applicant: D F G G of Texas, Ltd.

Zoning Request: "I-1" General Industrial District and "R-6" Residential Single Family District to "R-4" Residential Single Family District (93.03 acres) and "MF-33" Multi-Family District (23.40 acres).

Andy Guerrero, representing the applicant, stated they are proposing to develop approximately 600 multi family units on the subject property and the remainder of the tract to be develop as single family.

Staff stated there were 27 notices mailed out to the surrounding property owners, 0 returned in opposition and 5 returned in favor and no response from Fairway of Woodlake, Woodlake and Estates Mission Hills 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 Dixon and seconded by Commissioner Grau to recommend approval.

1. Property is located on 116.43 acres out of NCB 17730 at 6600 Block of Woodlake Parkway.
2. There were 27 notices mailed, 0 returned in opposition and 5 in favor.
3. Staff recommends approval.

**AYES: Martinez, Grau, Cardenas-Gamez, Kissling, Dutmer, Dixon, Sherrill,
McAden, Avila, Morell, Mehringer**

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.