

ZONING CASE: Z2003-136

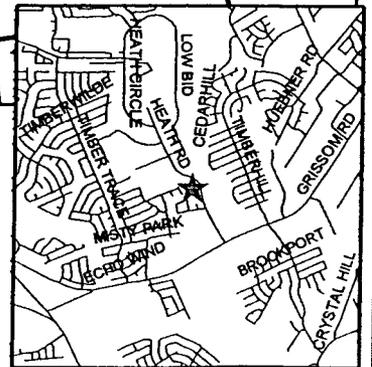
City Council District NO. 7
 Requested Zoning Change
 From: "O-2, NP-10" To "R-6"
 Date: September 25, 2003
 Scale: 1" = 200'

-  Subject Property
-  200' Notification

T-16
 p.579
 D4



C:\AUG_5_2003



CASE NO: 22003136

Staff and Zoning Commission Recommendation - City Council

City Council Continuance from August 28,2003, and September 11,2003

Date: September 25, 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 "0-2" ~~Office~~ District & "NP-10" Neighborhood Preservation District to "R-6" Residential Single-Family District

A 9.487 acre tract of land out of 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

VOTE

FOR 7

AGAINST 0

ABSTAIN 0

RECUSAL 0

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

22003136

ZONING CASE NO. 22003136 – August 5, 2003

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

Zoning Request: “O-2” Office District & “N-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.

22003136

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

THE MOTION CARRIED.

RESULTS OF COUNCIL HEARING August 28,2003

City Council granted a continuance until September 11,2003

RESULTS OF COUNCIL HEARING September 11,2003

City Council granted a continuance until September 25,2003

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.