

ZONING CASE: Z2003-161

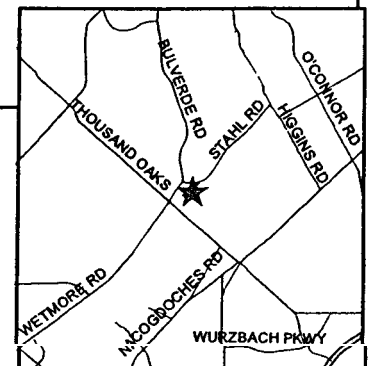
City Council District NO. 10
 Requested Zoning Change
 From: "MF-33" To "PUD RM-4"
 Date: September 25, 2003
 Scale: 1" = 250'

■ Subject Property
 ○ 200' Notification

T-10
 p.552
 C-1



C:\sept_2_2003



CASE NO: 22003161

Staff and Zoning Commission Recommendation- City Council

Date: September 25,2003

Zoning Commission Meeting Date: September 02,2003

Council District: 10

Ferguson Map: 552 C1

Appeal: No

Applicant:

Kaufman & Associates, Inc.

Owner:

Pulte Homes

Zoning Request: From "MF-33" Multi Family District to "PUD RM-4" Planned Unit Development Residential Mixed District

P-63H, NCB 15837

Property Location: 4002 Stahl Road

Proposal: To allow for a townhome subdivision with private streets

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval. The requested "PUD RM-4" zoning is a substantial downzoning from the existing "MF-33". The PUD designation is requested to permit private streets on the site.

Zoning Commission Recommendation:

Approval

VOTE

FOR 11

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Fred Kaiser 207-7942

22003161

ZONING CASE NO. 22003161 – September 2, 2003

Applicant: Kaufman & Associates, Inc.

Zoning Request: “MF-33” Multi Family District to PUD “RM-4” Planned Unit
Development Residential Mixed Family District.

Rob Killen, 100 W. Houston, representing the **owner**, stated they are proposing to develop approximately 117 homes on the subject property. He stated he has been in contact with the surrounding neighbors who are in support of this request.

Staff stated there were 11 notices mailed out to the surrounding property owners, 2 returned in opposition and 1 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 Grau and seconded by Commissioner Sherrill to recommend approval.

1. Property is located on P-63H, **NCB** 15837 at 4002 Stahl Road.
2. There were 11 notices mailed, 2 returned in opposition and 1 in favor.
3. **Staff** recommends approval.

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

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.