



CASE NO: Z2003210

Staff and Zoning Commission Recommendation - City Council

Date: January 08, 2004

Zoning Commission Meeting Date: November 18, 2003

Council District: 4

Ferguson Map: 648 A7

Appeal: No

Applicant:

Jose L. Carmona

Owner:

Land Resource Corporation

Zoning Request: From "R-6" Residential Single-Family District to "R-5" Residential Single-Family District

9.474 acres out of NCB 15241

Property Location: Southwest corner of Ray Ellison at Brook Valley

Proposal: To construct a residential subdivision

Neighborhood Association: People Active in Community Effort

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. Subject property is undeveloped land that abuts residential zoning and use to the south. There is also residential zoning and use across the railroad tracks to the west. The requested zoning is in alignment with the developmental scheme in the area, and will have no adverse impact on other properties in the area.

Zoning Commission Recommendation:

Approval

VOTE

FOR 10

AGAINST 0

ABSTAIN 0

RECUSAL 0

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

Z2003210

ZONING CASE NO. Z2003210 – November 18, 2003

Applicant: Jose L. Carmona

Zoning Request: "R-6" Residential Single Family District to "R-5" Residential Single Family District.

Joe Carmona, representing the owner, stated he is requesting this change in zoning to construct a single-family residential subdivision on the subject property. He further stated he has been in contact with the surrounding neighbors and neighborhood association who are in support of this request.

Staff stated there were 31 notices mailed out to the surrounding property owners, 0 returned in opposition and 6 returned in favor and People Active in Community Efforts is 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 Avila and seconded by Commissioner Cardenas-Gamez to recommend approval.

1. Property is located on Lot P-46E, NCB 15241 at Southwest corner of Ray Ellison at Brook Valley.
2. There were 31 notices mailed, 0 returned in opposition and 6 returned in favor.
3. Staff recommended approval.

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

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.