



# **ZONING CASE: Z2003-220**

City Council District No. 6  
 Requested Zoning Change  
 From: "R-5" and "R-6" To "R-5"  
 Date: January 8, 2004  
 Scale: 1" = 200'

■ Subject Property  
 ○ 200' Notification

P.579  
 B-6



# CASE NO: Z2003220

## Staff and Zoning Commission Recommendation - City Council

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**Date:** January 08, 2004

**Zoning Commission Meeting Date:** November 18, 2003

**Council District:** 6

**Ferguson Map:** 579 B6

**Appeal:** No

**Applicant:** Owner

Brown Engineering Co.

Lar-Del, Ltd, Bob Trautmann Managing Partner

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

**Property Location:** 9000 Block of Culebra

**Proposal:** To build residential homes

**Neighborhood Association:** None

**Neighborhood Plan:** None

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

### Staff Recommendation:

Approval. The subject property is currently "R-6" and is surrounded by residential zoning and uses. The developer has tentatively agreed to dedicate land for the right-of-way, in order to assist the City and State in changing Timber Path from a low water crossing to an elevated road over Culebra Creek. This increase in density will alleviate the loss of lots due to the dedication. The requested zoning will not have an adverse affect on the surrounding property.

### Zoning Commission Recommendation

Approval

**CASE MANAGER :** Richard Ramirez 207-5018

### VOTE

<b>FOR</b>	8
<b>AGAINST</b>	0
<b>ABSTAIN</b>	0
<b>RECUSAL</b>	0

**Z2003220**

**ZONING CASE NO. Z2003220** – November 18, 2003

Applicant: Brown Engineering Co.

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

Mr. Connor, representing the owner, stated they are proposing to develop residential homes on the subject property.

Staff stated there were 2 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 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 Peel and seconded by Commissioner Grau to recommend approval.

1. Property is located 90000 Block of Culebra.
2. There were 2 notices mailed, 0 returned in opposition and 2 in favor.
3. Staff recommends approval.

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

**NAYS: None**

**THE MOTION CARRIED**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.