

# **ZONING CASE: Z2003-181**

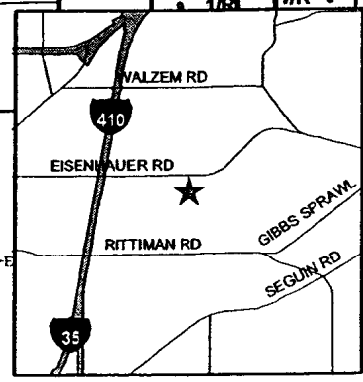
City Council District NO. 2  
 Requested Zoning Change  
 From: "R-6" To "MF-25"  
 Date: November 13, 2003  
 Scale: 1" = 250'

■ Subject Property  
 ○ 200' Notification

T-11  
 p.585  
 A-3



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# CASE NO: Z2003181

## Staff and Zoning Commission Recommendation - City Council

Zoning Commission continuance from October 7, 1003

Date: November 13, 2003

Zoning Commission Meeting Date: October 21, 2003

Council District: 2

Ferguson Map: 585 A3

Appeal: No

Applicant: Owner

Earl & Brown, P. C.

R. J. Gilbert; Contact: James Woo, Attorney for Seller

**Zoning Request:** From "R-6" Residential Single Family District to "MF-25" Multi-Family District

12.804 Acres out of Block 13, NCB 15780

**Property Location:** Approximately 365 feet south of Eisenhower Road between Ray Bon Drive and Midcrown Drive

South of Eisenhower Road between Ray Bon Drive and Midcrown Drive

**Proposal:** To develop a multi-family complex

**Neighborhood Association:** Park Village and East Village Neighborhood Associations

**Neighborhood Plan:** None

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

### Staff Recommendation:

Approval. The subject property is undeveloped. The proposed "MF-25" Multi-Family District would provide an appropriate transition between the adjacent "R-6" Residential Single Family District to the west, "C-2" Commercial District to the east, "MF-33" Multi-Family District to the south, and the "C-2" Commercial District to the north.

### Zoning Commission Recommendation

Approval

#### VOTE

FOR 9

AGAINST 0

ABSTAIN 1

RECUSAL 0

CASE MANAGER : Mona Lisa Faz 207-7945

**Z2003181**

**ZONING CASE NO. Z2003181** – October 21, 2003

Applicant: Earl & Brown, P. C.

Zoning Request: "R-6" Residential Single Family District to "MF-25" Multi-Family District.

Ken Brown, 111 Soledad, representing the owner, stated they are proposing to develop 235-unit multi-family complex on the subject property. He further stated they have met with the surrounding neighbors who are in support of this request.

**FAVOR**

Victor Villarreal, stated he has met with Mr. Brown to discuss the proposed complex. He further stated they have also met with drainage staff to address some of their concerns and they are in support of this request.

JoBeth Kirkpatrick, Vice President of Park Village Neighborhood Association, stated they have met with Mr. Brown to discuss this request. She stated they are for new development and are in support of this change.

C. R. Nolan, 5143 Village Glen, stated they strongly support this request. He stated he feels this would be good for the community.

Staff stated there were 31 notices mailed out to the surrounding property owners, 1 returned in opposition and 1 returned in favor and no response from Park Village and East Village Neighborhood Associations.

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 McAden to recommend approval.

1. Property is located on 12.804 acres out of Block 13, NCB 15780 at South of Eisenhower Road between Ray Bon Drive and Midcrown Drive.
2. There were 31 notices mailed, 1 returned in opposition and 1 in favor.
3. Staff recommends approval.

**AYES: Martinez, Grau, Kissling, Dutmer, Dixon, Sherrill, McAden, Avila, Peel**

**NAYS: None**

**Z2003181**

**THE MOTION CARRIED.**

**RESULTS OF NTOICE FOR COUNCIL HEARING**

To be provided at Council hearing.