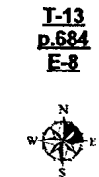
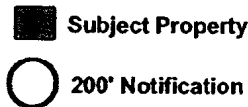
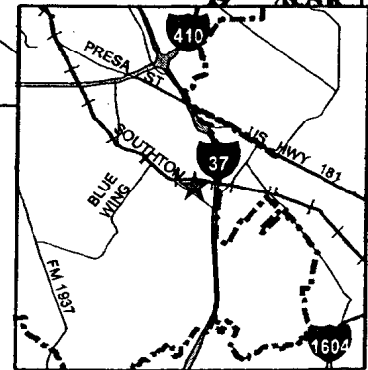


ZONING CASE: Z2003-155

City Council District NO. 3
 Requested Zoning Change
 From: "NP-10" To "MF-25" and "R-5"
 Date: November 13, 2003
 Scale: 1" = 700'



C:\SEPT_9_2003



CASE NO: Z2003155

Staff and Zoning Commission Recommendation - City Council

Zoning Commission Continuance from September 2, 2003 and October 7, 2003

Date: November 13, 2003

Zoning Commission Meeting Date: October 21, 2003

Council District: 3

Ferguson Map: 718 E1

Appeal: No

Applicant:

Owner

Southton Ranch, Ltd.

Southton Ranch, Ltd.

Zoning Request: From "NP-10" Neighborhood Preservation District to "MF-25" Multi-Family District (20.647 acres) and "R-5" Residential Single-Family District (96.224 acres)

A 116.871 acre tract of land out of NCB 16624

Property Location: 13334 Southton Road

East of the intersection of Southton Road and M.K.T. Railroad

Proposal: To develop multi-family and single-family dwellings

Neighborhood Association: None

Neighborhood Plan: Southside Initiative Community Plan

TIA Statement: A level two traffic impact analysis is required

Staff Recommendation:

Denial. The 116.871 acre site is located within the Southside Initiative Community Plan. The "MF-25" Multi-Family District and "R-5" Residential Single-Family District is not consistent with the Southside Initiative Community Plan. The Southside Initiative Community Plan calls for rural living (Large lot sizes with low density).

Zoning Commission Recommendation

Approval

VOTE

FOR 6

AGAINST 3

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Mona Lisa Faz 207-7945

Z2003155

ZONING CASE NO. Z2003155 – October 21, 2003

Applicant: Southton Ranch, Ltd.

Zoning Request: "NP-10" Neighborhood Preservation District to "MF-25" Multi-Family District (20.647 acres) and "R-5" Residential Single Family District (96.224 acres).

Ken Brown, 111 Soledad, representing the applicant, stated they are proposing multi family and single family dwelling on the subject property. He stated he has met with the surrounding property owner and has agreed to reduce the density of the purposed development. He further stated they have also agreed to a minimum of 45-foot frontage.

OPPOSE

Reba Malone, 807 Kashmire, stated she strongly opposes this request. She stated this case was continued from the last public hearing so that the developer may meet with the surrounding property owners to further discuss his proposal. She stated the developer has not met with them nor has made an attempt to contact any of the residents in the neighborhood.

Harold Henze, 4389 Mickey, stated is also in opposition of this request. He expressed concerns with density of the proposed development. He also expressed concerns with the drainage problems in the neighborhood. He feels this development would have a negative impact on the community. He stated he would like this area to remain rural living.

Fernando Flores, 14057 Henze Road, stated they are in support of new development however he expressed concerns with the density. He stated they would like one house per one acre. He further stated he feels with this new development would overcrowd the schools. He also expressed concerns with the drainage problems in the area. He also stated the developer had not made any attempt in contacting them to further discuss this development.

Jan Ruzzo, 3076 Wright Carpenter, stated she does not support this request. She also expressed concerns with the drainage problems in the neighborhood. She stated this development would have a negative impact on the neighborhood.

Isabel Leiva, 15240 Henze Road, stated she opposes this development. She stated they are in support of new development however they are concerned with the density of this development.

Z2003155

Emery Kyrisch, 14765 Flatten Road, he does not support this request. He stated this area needs street maintenance and drainage improvements and feels this area is not prepared for this new development. He also expressed concerns with the overcrowding of schools and fire and police protection.

Thora Jendrzey, 4569 Mickey Road, stated she is expressed concerned with the drainage problems in the area. She stated she feels this development would only add to the problem. She also stated the developer has not met with them to have this issues addressed.

Mary Flores, 14057 Henze Road, stated she is for growth in the South Side however she is in opposition of the 450 homes that are being proposed. She further stated they have not met with the developer nor has there been and attempt to contact the surrounding neighbors.

Beatrice Olivarez, 13407 Henze Road, stated she is opposition of this zoning request.

Santa Garza, 15850 Flatten Road, stated the developer to further discuss this development has not contacted her. She expressed concerns with the drainage problems in this area and the overcrowding of schools. She feels these issues should be addressed before any type of development is proposed.

Isabel Garcia, 14057 Henze Road, stated they are in support of new development however they are concerned with the density of this project.

Edward Planten, 231 Carol Ann, stated his property was affect in the flood of 1998. He stated the drainage problems in this area should be addressed before bring in new development in the neighborhood.

REBUTTAL

Ken Brown, 111 Soledad, representing the applicant, stated this project is approximately a 7-year project. This project consists of 450 homes. He stated they have agreed to fully comply with the City's Unified Development Code. He further stated they have addressed the density issue, which has been reduced.

Staff stated there were 15 notices mailed out to the surrounding property owners, 3 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.

Z2003155

COMMISSION ACTION

The motion was made by Commissioner Dutmer and seconded by Commissioner Grau to recommend approval.

1. Property is located on 116.871-acre tract of land out of NCB 16624 at 13334 Southton Road.
2. There were 15 notices mailed, 3 returned in opposition and 1 in favor.
3. Staff recommends approval.

AYES: Martinez, Grau, Dutmer, Dixon, McAden, Peel

NAYS: Kissling, Sherrill, Avila,

THE MOTION CARRIED.

RESULTS OF NTOICE FOR COUNCIL HEARING

To be provided at Council hearing.