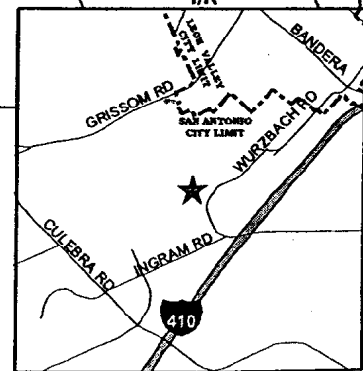
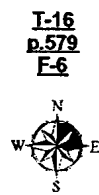
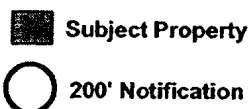


ZONING CASE: Z2003-188

City Council District NO. 6
 Requested Zoning Change
 From: "R-6" To "MF-25"
 Date: November 13, 2003
 Scale: 1" = 175'



CASE NO: Z2003188

Staff and Zoning Commission Recommendation - City Council

Date: November 13, 2003

Zoning Commission Meeting Date: October 07, 2003

Council District: 6

Ferguson Map: 579 F6

Appeal: No

Applicant: Owner

George Atallah George Atallah

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

P175 & P175A, NCB 18083

Property Location: Intersection of Border Brook and Timberhill Drive

Proposal: To develop a Multi-Family housing complex

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. The subject property is undeveloped land that abuts "R-6" zoning to the northeast and southeast. There is "MF-33" zoning and use across Border Brook to the northwest. "RM-4" zoning lies across Border Brook to the north. There is also "C-3" zoning to the southeast of the subject property. The requested "MF-25" zoning is compatible with the zoning scheme of the neighboring community, 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

Z2003188

ZONING CASE NO. Z2003188 – October 7, 2003

Applicant: George Atallah

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

Applicant/Representative not present.

OPPOSE

David Adams, 4200 Timberbrook, stated he feels the property is too small for new development. He stated this type of development would become absentee owner. He feels this would invite drug activity and vandalism into the neighborhood.

Staff stated there were 18 notices mailed out to the surrounding property owners, 2 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 McAden to recommend approval.

1. Property is located on P175 & P175A, NCB 18083 at the intersection of Border Brook and Timberhill Drive.
2. There were 18 notices mailed, 2 returned in opposition and 2 in favor.
3. Staff recommends approval.

AYES: Martinez, 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.