

## ZONING CASE: Z2003-197

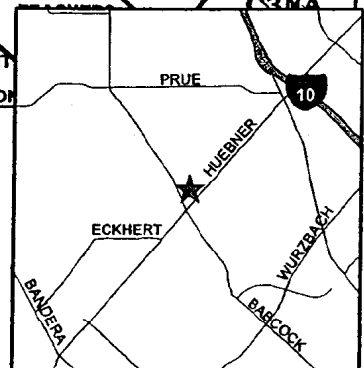
City Council District NO. 8  
 Requested Zoning Change  
 From: "C-3R" To "MF-25"  
 Date: November 13, 2003  
 Scale: 1" = 200'

■ Subject Property  
 ○ 200' Notification

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 p.568  
 C-5



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# CASE NO: Z2003197

## Staff and Zoning Commission Recommendation - City Council

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**Date:** November 13, 2003

**Zoning Commission Meeting Date:** October 21, 2003

**Council District:** 8

**Ferguson Map:** 548 D6

**Appeal:** No

**Applicant:**

Vincent X. Smith Jr.

**Owner:**

John Portillo/Enrique Hernandez

**Zoning Request:** From "C-3 R" General Commercial District, Restrictive Alcoholic Sales to "MF-25" Multi-Family District

2.102 acres out of NCB 14701

**Property Location:** On the southwest side of Oakland Road near Huebner Road

**Proposal:** Single story apartment complex

**Neighborhood Association:** Oakland Estates Neighborhood Association

**Neighborhood Plan:** Oakland Estates Neighborhood Plan

**TIA Statement:** A Traffic Impact Analysis is not required

### **Staff Recommendation:**

Approval. The Oakland Estates Neighborhood Plan indicates that the intersection of Babcock and Huebner is a logical location for a commercial node. The subject property (2.102 acres) is intended to be combined with the adjacent 10 acre tract to build an apartment complex.

### **Zoning Commission Recommendation:**

Approval

**CASE MANAGER :** Fred Kaiser 207-7942

### **VOTE**

**FOR** 8

**AGAINST** 0

**ABSTAIN** 0

**RECUSAL** 0

**Z2003197**

**ZONING CASE NO. Z2003197** – October 21, 2003

Applicant: Vincent X. Smith, Jr.

Zoning Request: "C-3R" General Commercial District, Restrictive Alcoholic Sales to  
"MF-25" Multi-Family District.

Vincent Smith, applicant, stated they are requesting this change in zoning to construct a single story apartment complex on the subject property. He further stated this change would be a down zoning and would not have a negative impact on the neighborhood.

Staff stated there were 9 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 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 2.102-acre tract of land out of NCB 14701 on the southwest side of Oakland Road.
2. There were 9 notices mailed, 0 returned in opposition and 0 in favor.
3. Staff recommends approval.

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

**NAYS: None**

**THE MOTION CARRIED.**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.