

ZONING CASE: Z2003-206

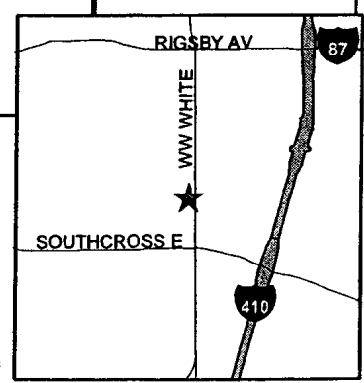
City Council District NO. 2
 Requested Zoning Change
 From: "R-5" To "MF-33"
 Date: December 4, 2003
 Scale: 1" = 150'

- Subject Property
- 200' Notification

I-0
D.652
D-3



C:\nov_4_2003



CASE NO: Z2003206

Staff and Zoning Commission Recommendation - City Council

Date: December 04, 2003

Zoning Commission Meeting Date: November 04, 2003

Council District: 2

Ferguson Map: 652 D5

Appeal: No

Applicant:

Costa Cadiz Ltd. c/o American Agape

Owner:

Lucille E. Center & Myrtle Gold

Zoning Request: From "R-5" Residential Single-Family District to "MF-33" Multi-Family District
Lot E, NCB 10779

Property Location: 2815 South WW White Road

Proposal: To combine this one acre parcel with 7.365 adjacent acres to develop a 172 unit multi-family project.

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval. When combined with the adjacent 7.365 acre tract the proposed apartment project will have frontage on both South W.W. White Road and Roland Avenue. Multi-family housing is an important component of the growth and stability of this area. Multi-family development at this location will provide a welcome change to the pattern of commercial development and zoning along South W.W. White Road.

Zoning Commission Recommendation:

Approval

VOTE

FOR 8

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Fred Kaiser 207-7942

Z2003206

ZONING CASE NO. Z2003206 – November 4, 2003

Applicant: Costa Cadiz Ltd., C/O American Agape

Zoning Request: "R-5" Residential Single Family District to "MF-33" Multi-Family District

Luis Ruiz, 2717 West Martin, representing the applicant, stated he is requesting this change in zoning to develop a 172 multi family units. He stated the units would consist of two to three story multi family building clustered around green spaces and community center. He further stated there would be access off W. W. White Road.

Staff stated there were 17 notices mailed out to the surrounding property owners, 1 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 Lot E, NCB 10779 at 2815 South W. W. White Road.
2. There were 17 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends approval.

AYES: Martinez, Grau, Cardenas-Gamez, Dutmer, Dixon, Sherrill, McAden, Avila, Peel

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.