

CASE NO: Z2003197

Staff and Zoning Commission Recommendation - City Council

City Council Continuance from November 13, 23003

Date: December 04, 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

VOTE

FOR 8

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Fred Kaiser 207-7942

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 he is requesting this change in zoning to allow a single story apartment complex on the subject property. He further stated this request would be a down zoning and would have no adverse affect to the area.

Staff stated there were 9 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Oak Estates 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 Peel and seconded by Commissioner McAden to recommend approval.

1. Property is located on 2.102-acre tract of land out of NCB 14701 at 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 COUNCIL HEARING November 13, 2003

City Council granted a continuance on this case until December 4, 2003

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.