

CASE NO: Z2003180 C

Staff and Zoning Commission Recommendation - City Council

Zoning Commission continuance from October 07, 2003

Date: December 04, 2003

Zoning Commission Meeting Date: October 21, 2003

Council District: 7

Ferguson Map: 581 F6

Appeal: No

Applicant:

Earl and Brown, P. C.

Owner:

Fred Road, LLC; Contact: Don W. Saunders, Attorney for Seller

Zoning Request:

From "R-6" Residential Single-Family District, "RM-4" Residential Mixed District, "C-2NA" Commercial Nonalcoholic Sales District, "C-3" General Commercial District and "C-3R" General Commercial District, Restrictive Alcoholic Sales to "R-6" C Residential Single-Family District with conditional use to allow for multi-family dwelling of 25 units per acre

12.493 acres out of NCB 8416

Property Location:

Fredericksburg Road at Quentin Drive

Proposal:

To develop the site into a senior citizen community

Neighborhood Association:

None

Neighborhood Plan:

Near Northwest Community Plan

TIA Statement:

A Level One traffic impact analysis is required

Staff Recommendation:

Approval. The Near Northwest Community Plan recommends High Density Residential (front portion of tract) and Urban Low Density Residential (rear of tract) for these properties. The development (not to exceed 25 dwelling units per acre) will act as a transition between the existing apartments to the north of the subject property and the existing large-lot single family residential development to the south of the subject property. The rezoning is compatible with the surrounding land uses and zoning districts in the area. Staff recommends the following conditions:

1. The front set back along Fredericksburg Road shall be no more than 20 feet so that the highest density and non-residential uses on the property are closest to Fredericksburg Road and farthest from the established single-family neighborhood.
2. Beyond the front 300 feet of the property building heights shall be limited to no more than 35 feet or 2 ½ stories, whichever is greater.
3. Parking lot, walkway and exterior building illumination shall be directed on-site as not to offend the established single-family neighborhood.
4. Garbage refuse and recycling areas shall be fully screened from public view.
5. The authorization by the conditional zoning shall not exceed 25 units per acre. (Any other use would require a new zoning case)

Zoning Commission Recommendation:

Approval with conditions 1,3 and 4

VOTE

| | |
|---------|---|
| FOR | 9 |
| AGAINST | 0 |
| ABSTAIN | 0 |
| RECUSAL | 0 |

CASE MANAGER : Richard Ramirez 207-5018

Z2003180 C

ZONING CASE NO. Z2003180 – October 7, 2003

Applicant: Earl & Brown, P. C.

Zoning Request: "R-6" Residential Single Family District, "RM-4" Residential Mixed District, "C-2NA" Commercial Nonalcoholic Sales District, "C-3" General Commercial District and "C-3R" General Commercial District, Restrictive Alcoholic Sales to "R-6" C Residential Single Family District with a conditional use to allow for a multi-family dwelling of 25 units per acre.

Ken Brown, 111 Soledad, representing the applicant, stated he would like to request a continuance on this case for two weeks.

Staff stated there were 62 notices mailed out to the surrounding property owners, 6 returned in opposition and 11 returned in favor and Keystone and Los Angeles Heights are 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 Sherrill and seconded by Commissioner Dutmer to recommend a continuance until October 21, 2003.

1. Property is located on 12.493 acres out of NCB 8416 at Fredericksburg Road and Quentin Drive.
2. There were 62 notices mailed, 6 returned in opposition and 11 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED

ZONING CASE NO. Z2003180 C – October 21, 2003

Applicant: Earl and Brown, P. C.

Z2003180 C

Zoning Request: "R-6" Residential Single Family District, "RM-4" Residential Mixed District, "C-2NA" Commercial Nonalcoholic Sales District, "C-3" General Commercial District and "C-3R" General Commercial District, Restrictive Alcohol Sales to "R-6" C Residential Single Family District with a conditional use to allow for multi-family dwelling of 25 units per acre.

Ken Brown, 111 Soledad, representing the owner, stated they are requesting this change in zoning to develop a senior citizen community on the subject property. He stated they have agreed with staff's conditions. He further stated they have been working with the neighborhood association of the area who are in support of this request.

FAVOR

David Logan, 1616 Kampmann Blvd., stated he has been working with the developer and his concerns with drainage have been addressed. He stated he is in support of this development.

Joe E. Stehle, 239 Quentin Drive, stated he is for new development and is in support of this request. He feels this would be good for the community.

Staff stated there were 62 notices mailed out to the surrounding property owners, 6 returned in opposition and 11 returned in favor and the Los Angeles Heights Keystone Neighborhood Association is 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 Sherrill and seconded by Commissioner McAden to recommend approval with the following conditions: 1.) The front set back along Fredericksburg Road shall be no more than 20 feet so that the highest density and non-residential uses on the property are closest to Fredericksburg Road and farthest from the established single-family neighborhood. 2.) Parking lot, walkway and exterior building illumination shall be directed on-site as not to offend the established single-family neighborhood. 3.) Garbage refuse and recycling area shall be fully screened from public view.

1. Property is located on 12.493 acres out of NCB 8416 at Fredericksburg Road at Quentin Drive.
2. There were 62 notices mailed, 6 returned in opposition and 11 in favor.
3. Staff recommends approval.

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AYES: Martinez, Grau, Kissling, Dutmer, Dixson, Sherrill, McAden, Avila, Peel
NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.