



CASE NO: Z2003231 C

Staff and Zoning Commission Recommendation - City Council

Zoning Commission continuance from December 16, 2003 (Originally requested MF-33)

Date: February 12, 2004

Zoning Commission Meeting Date: January 06, 2004

Council District: 1

Ferguson Map: 616 A2

Appeal: No

Applicant:

Elizabeth Power

Owner:

Elizabeth Power

Zoning Request: From "R-4" Residential Single-Family District to "R-4 C" Residential Single-Family District with a conditional use for a five-unit multi-family dwelling

Lots 5 and 6, Block 12, NCB 2043

Property Location: 917 Waverly Avenue

Proposal: To maintain the existing multi-family unit structure

Neighborhood Association: Woodlawn Lake Neighborhood Association

Neighborhood Plan: Near Northwest

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval with conditions. The Near Northwest Community Plan aims to preserve the varying densities of the area. The plan calls for the subject property and surrounding area to be Urban Low-Density Residential. The subject property is surrounded by "R-4" residential single-family zoning and uses and is currently occupied by a five-family unit structure. The originally requested rezoning (MF-33) would not be compatible with an Urban Low-Density Residential classification. The originally requested rezoning would significantly impact the character of the surrounding single-family neighborhood by allowing up to 12 units on the 0.3736 acre lots. On the other hand, the recommended residential zoning classification with a conditional use would conform to the neighborhood plan and preserve the density of the existing structure while protecting the neighborhood from further multi-family development. Staff recommends the following condition:

1. The minimum parking requirement of 1.5 parking spaces per multi-family dwelling unit shall be maintained.

Zoning Commission Recommendation:

Approval.

VOTE

FOR 11

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Mona Lisa Faz 207-7945

Z2003231

ZONING CASE NO. Z2003231 – December 16, 2003

Applicant: Elizabeth Power

Zoning Request: "R-4" Residential Single Family District to "MF-33" Multi Family District.

Rolando Briones, representing the applicant, stated they have met with staff and would like to amend their request to "R-4" C and agree to the minimum parking requirement of 1.5 parking spaces per multi-family dwelling unit, be maintained.

OPPOSE

Martha Tovar, 911 Waverly, stated she is concerned with the security of the neighborhood. She stated the residents in the area are mostly elderly and feels the proposed intent would have a negative impact on the neighborhood. She expressed concerns with the increase in violence, drug activity and traffic in the area.

Staff stated there were 29 notices mailed out to the surrounding property owners, 4 returned in opposition and 1 returned in favor and no response from Woodlawn Lake Neighborhood Association.

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 Grau to recommend approval "R-4" C with the minimum parking requirements.

1. Property located on Lots 5 and 6, Block 12, NCB 2043 at 917 Waverly Avenue.
2. There were 29 notices mailed, 4 returned in opposition and 1 in favor.
3. Staff recommends denial as requested and approval of "R-4" C.

AYES: Martinez, Kissling, Dixon, McAden, Avila, Peel

NAYS: Dutmer, Sherrill

THE MOTION CARRIED

Z2003231 C

ZONING CASE NO. Z2003231 C - January 6, 2004

Applicant: Elizabeth Power

Zoning Request: "R-4" Residential Single Family District to "R-4" C Residential Single Family District with a conditional use for a five-unit multi family dwelling.

Rolando Briones, 8118 Broadway, representing the applicant, stated the purpose of this request is to maintain the existing multi-family use. He stated they have been in contact with the surrounding neighbors who are in support of this request. He further stated they are in agreement with staff's condition.

Staff stated there were 29 notices mailed out to the surrounding property owners, 4 returned in opposition and 2 returned in favor and no response from Woodlawn Lake Neighborhood Association.

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 Kissling and seconded by Commissioner McAden to recommend approval with the following condition: The minimum parking requirement of 1.5 parking spaces per multi-family dwelling unit shall be maintained.

1. Property generally located on Lots 5 and 6, Block 12, NCB 2043 at 917 Waverly Avenue.
2. There were 29 notices mailed, 4 returned in opposition and 2 in favor.
3. Staff recommends approval.

**AYES: Martinez, Grau, 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.