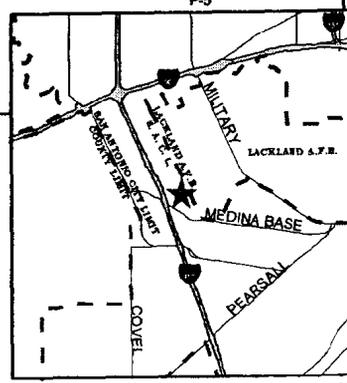


\_\_\_\_\_ Notices Mailed  
 - - - - - In Opposition  
 . . . . . In Favor



# ZONING CASE: Z2003-227

City Council District NO. 4  
 Requested Zoning Change  
 From: "R-6" To "R-4"  
 Date: February 12, 2004  
 Scale: 1" = 200'

-  Subject Property
-  200' Notification



C:\DEC 2, 2003

# CASE NO: Z2003227

## Staff and Zoning Commission Recommendation - City Council

Zoning Commission continuance from December 2, 2003, December 16, 2003 and January 6, 2004

**Date:** February 12, 2004

**Zoning Commission Meeting Date:** February 03, 2004

**Council District:** 4

**Ferguson Map:** 647 E5

**Appeal:** No

**Applicant:**

Earl & Associates P. C.

**Owner:**

Jeep Investments, LLC

**Zoning Request:** From "R-6" Residential Single-Family District to "R-4" Residential Single-Family District

7.408 acres out of NCB 15999

**Property Location:** 2103 Springvale Drive

**Proposal:** To develop single family homes

**Neighborhood Association:** Springvale Neighborhood Association

**Neighborhood Plan:** None

**TIA Statement:** A traffic impact analysis is not required

**Staff Recommendation:**

Approval. The subject property is undeveloped. A City park exists across Springdale Drive and an "R-6" Residential Single-Family District subdivision exists northwest of the property with a planned "R-4" Residential Single-Family District subdivision to the west. The requested density increase to the "R-4" level will permit development of housing comparable to the adjacent land zoned "R-4."

**Zoning Commission Recommendation:**

Approval

**VOTE**

**FOR** 11

**AGAINST** 0

**ABSTAIN** 0

**RECUSAL** 0

**CASE MANAGER :** Mona Lisa Faz 207-7945

**Z2003227**

**ZONING CASE NO. Z2003227** – December 2, 2003

Applicant: Earl & Brown, P. C.

Zoning Request: “R-6” Residential Single Family District to “R-4” Residential Single Family District.

Buck Benson, 111 Soledad, representing the owner, stated he would like to request a continuance until December 16, 2003 to have more time to further discuss this request with the neighborhood association.

Staff stated there were 31 notices mailed out to the surrounding property owners, 1 returned in opposition and 0 returned in favor and no response from Springvale 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 Avila and seconded by Commissioner Cardenas-Gamez to recommend a continuance until December 16, 2003.

1. Property is located on 7.408 acres out of NCB 15999 at 2103 Springvale Drive.
2. There were 31 notices mailed, 1 returned in opposition and 0 in favor.
3. Staff recommends approval.

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

**NAYS: None**

**THE MOTION CARRIED**

**ZONING CASE NO. Z2003227** – December 16, 2003

Applicant: Earl & Brown, P. C.

Zoning Request: “R-6” Residential Single Family District to “R-4” Residential Single Family District.

Buck Benson, 111 Soledad, representing the applicant, stated he would like to request a continuance until January 6, 2004 to have more time to meet with the neighborhood association to further discuss their intended proposal.

**Z2003227**

Staff stated there were 31 notices mailed out to the surrounding property owners, 1 returned in opposition and 1 returned in favor and no response from Springvale 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 Avila and seconded by Commissioner Dutmer to recommend a continuance until January 6, 2004

1. Property is located on 7.408 acres out of NCB 15999 at 2103 Springvale Drive.
2. There were 31 notices mailed, 1 returned in opposition and 1 in favor.
3. Staff recommends approval.

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

**NAYS: None**

### **THE MOTION CARRIED**

**ZONING CASE NO. Z2003227** – January 6, 2004

Applicant: Earl & Brown, P. C.

Zoning Request: “R-6” Residential Single Family District to “R-4” Residential Single Family District.

Buck Benson, 111 Soledad, representing the owner, stated he has met with the Springvale Neighborhood Association to discuss the proposed development. He further stated there were some other issues that arose would like to request a two week continuance to address their concerns.

Staff stated there were 31 notices mailed out to the surrounding property owners, 1 returned in opposition and 1 returned in favor and no response from Springvale 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.

**Z2003227**

**COMMISSION ACTION**

The motion was made by Commissioner Avila and seconded by Commissioner Cardenas-Gamez to recommend a continuance until January 20, 2004.

1. Property generally located on 7.408 acres out of NCB 15999 at 2103 Springvale Drive.
2. There were 31 notices mailed, 1 returned in opposition and 1 in favor.
3. Staff recommends approval.

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

**NAYS: None**

**THE MOTION CARRIED**

**ZONING CASE NO. Z2003227** – February 3, 2004

Applicant: Earl & Brown, P. C.

Zoning Request: "R-6" Residential Single Family District to "R-4" Residential Single Family District.

Buck Benson, 111 Soledad, representing the applicant, stated they are proposing to develop single-family homes on the subject property. He stated they have had numerous meetings with the Springvale Neighborhood Association to address their concerns on this development.

Staff stated there were 31 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and Springvale 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 Avila and seconded by Commissioner Cardenas-Gamez to recommend approval.

1. Property is located on 7.408 acres out of NCB 15999 at 2103 Springvale Drive.
2. There were 31 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends approval.

**Z2003227**

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

**NAYS: None**

**THE MOTION CARRIED**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.