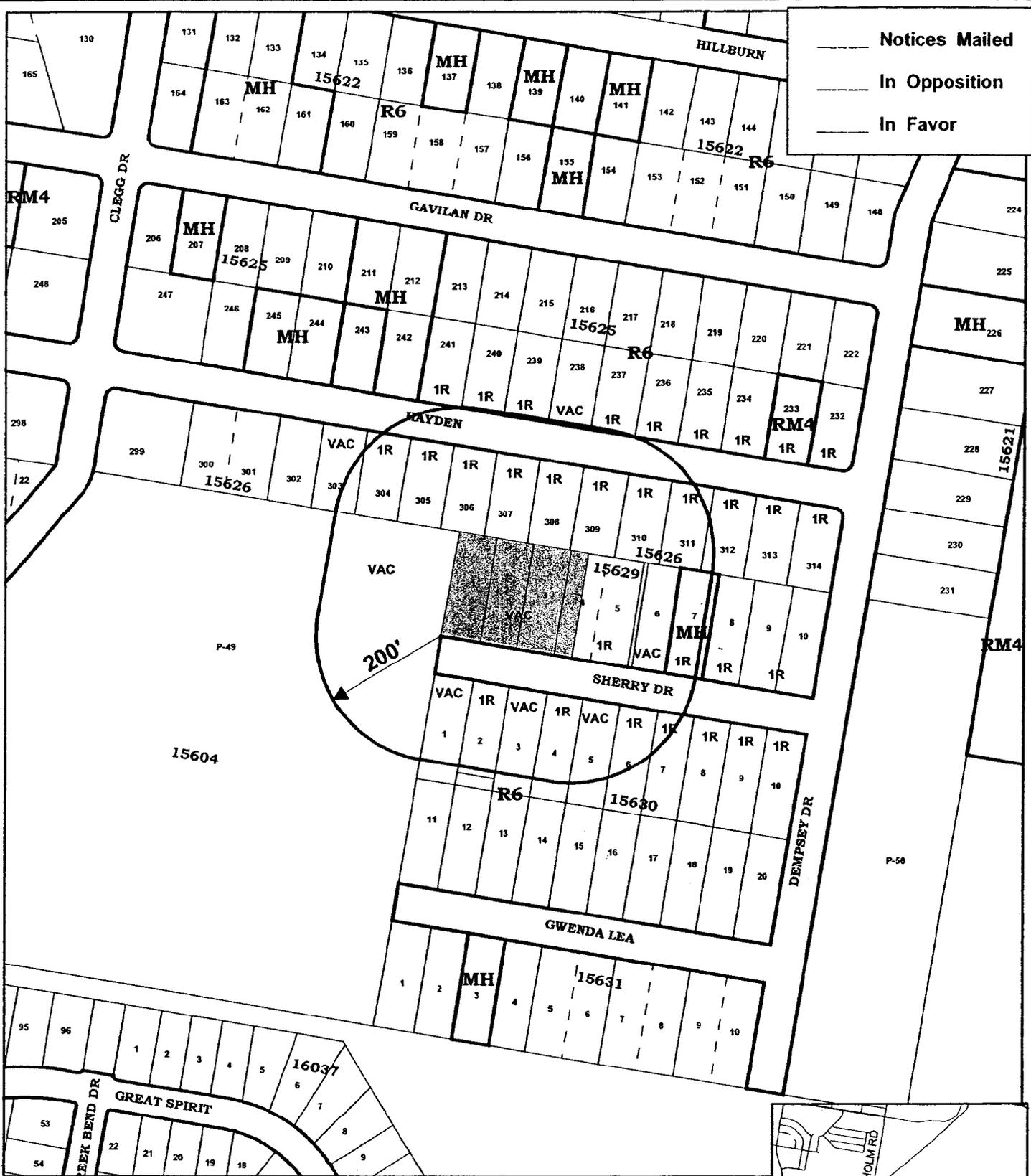


- - - Notices Mailed
 - - - In Opposition
 - - - In Favor

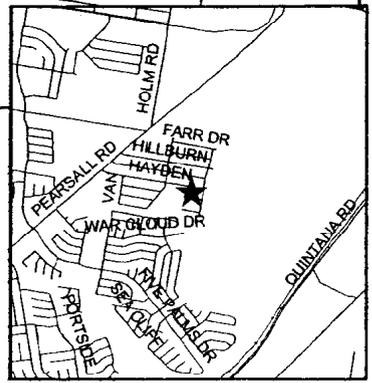


ZONING CASE: Z2004-012

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

-  Subject Property
-  200' Notification

T-0
 p.648
 C-8



CASE NO: Z2004012

Staff and Zoning Commission Recommendation - City Council

Date: February 12, 2004

Zoning Commission Meeting Date: January 20, 2004

Council District: 4

Ferguson Map: 648 D8

Appeal: No

Applicant: Owner
Richard R. Whitcher, Jr. Richard R. Whitcher, Jr.

Zoning Request: From "R-6" Residential Single-Family District to "MH" Manufactured Housing District

Lots 1 thru 3 and the west 30 feet of Lot 4, Block 1, NCB 15629

Property Location: 5127 Sherry

Proposal: To allow manufactured homes

Neighborhood Association: Southwest Community Association and Hidden Cove/Indian Creek Neighborhood Association

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval. The subject lots are situated on a dead-end street in an older, well established neighborhood. This neighborhood is made up of a mixture of conventional and manufactured single-family homes. Over the years the surrounding properties developed with manufactured homes occupying what are now "R-6" zoned lots. Manufactured Housing zoning would be appropriate for the subject lots considering the trend in housing in the area and the existing nearby uses.

Zoning Commission Recommendation:

Approval

<u>VOTE</u>	
FOR	11
AGAINST	0
ABSTAIN	0
RECUSAL	0

CASE MANAGER : Eric Dusza 207-7442

Z2004012

ZONING CASE NO. Z2004012 – January 20, 2004

Applicant: Richard R. Whitcher, Jr.

Zoning Request: “R-6” Residential Single Family District to “MH” Manufactured Housing District.

Richard R. Whitcher, 7818 Dempsey, applicant, stated he is requesting this change in zoning to allow for a manufactured home on the subject property. He stated he has received a letter of support from Southwest Community Association. He further stated the subject property is surrounded by manufactured homes and feels this would not have a negative impact on the community.

Staff stated there were 28 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and Southwest Community Association is in favor and there was no response from Hidden Cove/Indian Creek 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 approval.

1. Property is located on Lots 1 thru 3 and the west 30 feet of Lot 4, Block 1, NCB 15629 at 5127 Sherry.
2. There were 28 notices mailed, 0 returned in opposition and 1 in favor
3. Staff recommends approval.

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.