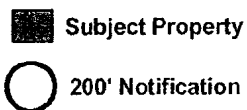


ZONING CASE: Z2004-021

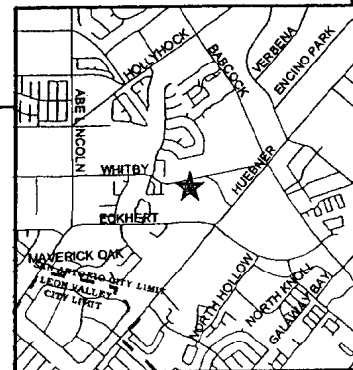
City Council District NO. 7
 Requested Zoning Change
 From: "MF-33" To "PUD MF-33"
 Date: February 12, 2004
 Scale: 1" = 200'



T-0
 p.548
 B-7



C:\JAN_6_2004



CASE NO: Z2004021

Staff and Zoning Commission Recommendation - City Council

Date: February 12, 2004

Zoning Commission Meeting Date: January 20, 2004

Council District: 7

Ferguson Map: 548 C7

Appeal: No

Applicant:

S. A. Alliance & Associates, Ltd.

Owner:

S.A. Alliance & Associates, Ltd.

Zoning Request: From "MF-33" Multi Family District to "PUD MF-33" Planned Unit Development Multi-Family District

Lot 25, Block E, NCB 14657

Property Location: 6054 & 6145 Whitby Road

Proposal: To allow single family homes in a gated community

Neighborhood Association: Alamo Farmsteads

Neighborhood Plan: Huebner/Leon Creek

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval. The proposed zoning is consistent with the Huebner/Leon Creek Community Plan. The property is presently zoned "MF-33". The requested addition of the Planned Unit Development designation is to permit a gated subdivision.

Zoning Commission Recommendation:

Approval

VOTE

FOR 11

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Fred Kaiser 207-7942

Z2004021

ZONING CASE NO. Z2004021- January 20, 2004

Applicant: S. A. Alliance & Associates, Ltd.

Zoning Request: "MF-33" Multi-Family District to PUD "MF-33" Planned Unit Development Multi-Family District.

Donald Griffin, 16845 Blanco Road, representing the applicant, stated he is requesting this change in zoning to allow for private street development. He stated this would reduce the number of lot units. He stated their original intent was to develop apartments on the subject property. However after developing the project adjacent to the subject property they have decided to development a private street development. He stated the proposed development would have bigger lots than the adjacent PUD. They would development approximately 70 lots. He further stated he feels there is a great demand for this type of development.

Staff stated there were 11 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Alamo Farmstead Babcock Road 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 Sherrill and seconded by Commissioner Peel to recommend approval.

1. Property is located on Lot 25, Block E, NCB 14657 at 6054 and 6145 Whitby Road.
2. There were 11 notices mailed, 0 returned in opposition and 0 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.