

CASE NO: Z2004034

Staff and Zoning Commission Recommendation - City Council

Date: March 11, 2004

Zoning Commission Meeting Date: February 17, 2004

Council District: 5

Ferguson Map: 649 E1

Appeal: No

Applicant:

Jerardo Cavazos

Owner:

Jerardo Cavazos

Zoning Request: From "R-6" Residential Single-Family District to "MF-25" Multi-Family District

Lot 21, Block 2, NCB 6776

Property Location: 1027 Kirk Place

Proposal: To construct a multi-family residential complex

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Denial. The subject property is currently occupied by a single-family residential structure. There is "R-6" zoning and use abutting the property to the west, and across Darby Boulevard to the north. The requested zoning is inconsistent with the single-family residential use of the surrounding area. High density multi-family residential units are best located off collector streets and major arterials. General Hudnell Drive, located east of the subject property across the railroad tracks, is a major arterial. The subject property however does not have direct access to that street but is instead located on two local streets. Train usage of the aforementioned railroad track would adversely impact the general welfare of residents of the proposed living facility in terms of noise and safety.

Zoning Commission Recommendation:

Approval

VOTE

FOR 10

AGAINST 0

ABSTAIN 1

RECUSAL 0

CASE MANAGER : Elvin J. Gant, Jr. 207-5876

Z2004034

ZONING CASE NO. Z2004034 – February 17, 2004

Applicant: Jerardo Cavazos

Zoning Request: "R-6" Residential Single Family District to "MF-25" Multi-Family District.

Charles Edens, 8801 Lockway, representing the applicant, stated they are requesting this change in zoning to allow for development of an elderly housing complex. He stated the applicant; Mr. Cavazos, has met with Councilwoman Radle and Commissioner Cardenas-Gamez and has agreed to certain conditions for this development. He stated they are proposing to construct approximately 24 or 40 units, all one-story buildings. This development is consistent with the surrounding residential properties. He feels this area is suitable for this type of development.

Jerardo Cavazos, 1027 Kirk, owner, stated the existing residential home that is on the property would be used as an administration offices.

OPPOSE

Rudy Martinez, stated he was not notified of this zoning change. He further stated he does not support this development. He stated he feels this area is unsuitable for this type of development. He expressed concerns with the increase in traffic and the noise pollution from the train.

Staff stated there were 20 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 returned 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 Cardenas-Gamez and seconded by Commissioner Avila to recommend approval.

1. Property is located on Lot 21, Block 2, NCB 6776 at 1027 Kirk Place
2. There were 20 notices mailed, 0 returned in opposition and 3 in favor.
3. Staff recommends denial.

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

NAYS: None

ABSTAIN: Kissling

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.