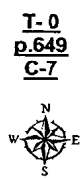


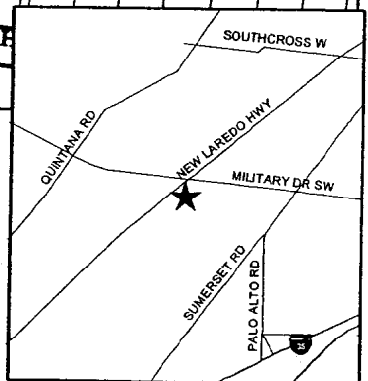
# **ZONING CASE: Z2004-011**

City Council District NO. 4  
 Requested Zoning Change  
 From: "RM-4,C-2" To "MF-33"  
 Date: March 11, 2004  
 Scale: 1" = 200'

☐ Subject Property  
☐ 200' Notification



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# CASE NO: Z2004011

## Staff and Zoning Commission Recommendation - City Council

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Zoning Commission continuance from January 20, 2004 and postponement from February 3, 2004

**Date:** March 11, 2004

**Zoning Commission Meeting Date:** February 17, 2004

**Council District:** 4

**Ferguson Map:** 649 C7

**Appeal:** No

**Applicant:**

The Alhambras

**Owner:**

NRP Properties, LLC.

**Zoning Request:** From "RM-4" Residential Mixed District and "C-2" Commercial District to "MF-33" Multi-Family District

5.074 acres out of NCB 11253

**Property Location:** Northeast of the intersection of Briggs Avenue and New Laredo Highway

**Proposal:** To allow multi-family development

**Neighborhood Association:** None

**Neighborhood Plan:** None

**TIA Statement:** A Traffic Impact Analysis is not required

**Staff Recommendation:**

Denial. The applicant is proposing to construct a multi-family development on a 5.074 acre tract of land. "MF-33" zoning would allow for the construction of 167 units on the subject property. The subject property is vacant land generally bound by "C-2" zoning to the north and "RM-4" zoning to the south. The subject property is non-contiguous pieces of land separated by two "RM-4" zoned lots located on a local street adjacent to a single-family residential neighborhood. Given the surrounding zoning and location of the subject property, any proposed multi-family zoning would not be compatible with the area.

**Zoning Commission Recommendation:**

Approval

**VOTE**

**FOR** 11

**AGAINST** 0

**ABSTAIN** 0

**RECUSAL** 0

**CASE MANAGER :** Eric Dusza 207-7442

**Z2004011**

**ZONING CASE NO. Z2004011** – January 20, 2004

Applicant: The Alhambras

Zoning Request: "RM-4" Residential Mixed District and "C-2" Commercial District to "MF-50" Multi-Family District.

Luis Escarano, 2717 W. Martin, representing the owner, stated they are requesting this change in zoning to allow for development of a elderly home complex on the subject property. At this time, he would like to amend his original request to "MF-33", which is a lesser zoning. He stated this development would consist of approximately 130, two and three story buildings. He further stated they would provide greenery surrounding the buildings. He also stated he has been in contact with the surrounding neighbors who are in support.

**OPPOSE**

Mike Schmidt, representing the surrounding neighbors, stated he is unsure if he is in opposition of this request. He feels the surrounding neighbors have not been well informed of this development. He stated they would like to meet with the representative to better understand the proposed development. He also expressed concerns with how this development may increase traffic in the neighborhood.

**REBUTTAL**

Luis Escarano, 2717 W. Martin, representing the owner, stated he would agree to a two-week continuance to have time to meet with the surrounding neighbors to address their concerns and further discuss this development.

Staff stated there were 48 notices mailed out to the surrounding property owners, 3 returned in opposition and 2 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 Avila and seconded by Commissioner Cardenas-Gamez to recommend a continuance until February 3, 2004.

1. Property is located on 5.074 acres out of NCB 11253 at 999 Briggs Avenue.
2. There were 48 notices mailed, 3 returned in opposition and 2 in favor.
3. Staff recommends denial.

**Z2004011**

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

**NAYS: None**

**THE MOTION CARRIED**

**February 3, 2004** - Zoning Case Z2004011 was postponed until February 17, 2004 as per the applicant's request.

**ZONING CASE NO. Z2004011** – February 17, 2004

Applicant: The Alhambras

Zoning Request: "RM-4" Residential Mixed District and "C-2" Commercial District to "MF-33" Multi-Family District.

Louis Escareno, 2717 W. Martin, representing the applicant, stated they are proposing to construct a 2 to 3 story apartment complex for the elderly on the subject property. He stated this development would consist of approximately 140 units. He stated he has met with the surrounding neighbors to discuss his proposal and feels he has addressed their concerns. He stated there is a need for elderly housing and feels this would be good for the community.

Daniel Markson, 317 Lexington, stated they would provide landscaping and other amenities that would be available to the tenants. He further stated they have been working with city staff to discuss the drainage and traffic issues.

**FAVOR**

Mariann Durbin, 6622 Highway 90 West, stated she is in support of this request. She further stated there is a need for elderly housing and feels the proposed development would be good for the community.

Don Jones, 7323 Highway 90 W., representing State Representative Mercer, stated they are in support for quality affordable housing for the elderly. He stated the need for elderly housing is growing and feels this area is suitable.

Maria Garza, stated she is in support of this development.

Marylou Lazaro, 260 & 262 Briggs, stated she has not been notified of the previous meetings, however, after discussing the proposed development with Mr. Escareno she is in support of this request.

Z2004011

## OPPOSE

Mark Schmidt, 308 Briggs Ave., stated they are in opposition of this request. He stated he attend the meeting Mr. Escareno held to further discuss their proposal. He stated feels this area is not suitable for an elderly apartment complex. He stated there are no sidewalks and there are drainage problems in this area. He is concerned for the safety of the elderly tenant's. He also stated he feels this development would have an adverse impact on the surrounding residential properties.

Estaban Vasquez, 1307 S. Zarzamora, he strongly opposes the proposed development. He expressed concerns with the type of tenants that would be residing in this low-income apartment complex. He is concerned that this would allow for Section 8 housing into the neighborhood. He also expressed concerns with how this may affect their property values.

Joe Barcenos, 318 Briggs, stated he does no support the proposed housing complex. He stated he is concern that this type of complex may invite Section 8 housing into the community.

Nora Estrada, 7218 Luna, stated she is in opposition of this development. She expressed concerns with the increase in traffic this complex may invite into the neighborhood. She also expressed concerns with how this low-income housing complex may affect their property values.

## REBUTTAL

Louis Escareno, 2717 representing the applicant, stated he has made every possible effort to meet with the surrounding neighbors that were unable to attend the neighborhood meeting. He further stated he has met with parish members and local churches to extend their selves.

Daniel Markson, 317 Lexington, stated they have been and continue to work with City staff to address the drainage and sidewalk issues. He stated they would provide an attractive landscape barrier as well as additional security for the property.

Staff stated there were 52 notices mailed out to the surrounding property owners, 11 returned in opposition and 1 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.

**Z2004011**

**COMMISSION ACTION**

The motion was made by Commissioner Avila and seconded by Commissioner Cardenas-Gamez to recommend approval.

1. Property is located on 5.074 acres out of NCB 11253 at northeast of the intersection of Briggs Avenue and New Laredo Highway.
2. There were 52 notices mailed, 11 returned in opposition and 1 in favor.
3. Staff recommends denial.

**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.