



# **ZONING CASE: Z2004-033**

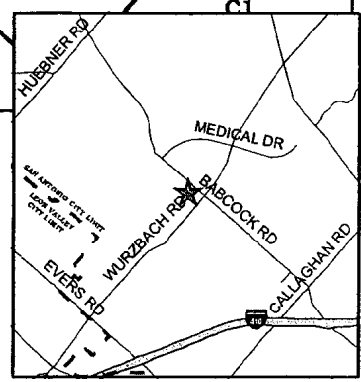
City Council District NO. 8  
 Requested Zoning Change  
 From: "C-2" To "MF-33"  
 Date: March 11, 2004  
 Scale: 1" = 200'

 Subject Property  
 200' Notification

p.580  
 E-1



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 (A. Z.)



# CASE NO: Z2004033

## Staff and Zoning Commission Recommendation - City Council

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**Date:** March 11, 2004

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

**Council District:** 8

**Ferguson Map:** 580 E1 & E2

**Appeal:** No

**Applicant:**

Bogi Building Corp.

**Owner:**

Angie C. Coppedge

**Zoning Request:** From "C-2" Commercial District to "MF-33" Multi-Family District

2.46 acres out of Lot 12, Block B, NCB 11609

**Property Location:** 7323 Snowden

**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:**

Approval. The subject property has an existing Residential Single-Family structure on it. There is "C-2" zoning abutting the subject property to the northwest. Prior to the 2001 Unified Development Code adoption, those properties were zoned "B-2." That particular zoning allowed multi-family dwellings. In as much, there are several apartments on those properties that were built prior to the current zoning change. The subject property however was zoned "R-6" at that time, and was later changed to "C-2.". The requested zoning is compatible with the development scheme of the area, and will have no adverse impact on nearby properties.

**Zoning Commission Recommendation:**

Approval

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

**VOTE**

**FOR** 11

**AGAINST** 0

**ABSTAIN** 0

**RECUSAL** 0

**Z2004033**

**ZONING CASE NO. Z2004033** – February 17, 2004

Applicant: Bogi Building Corporation

Zoning Request: "C-2" Commercial Restrictive District to "MF-33" Multi-Family District.

Arnie Gonzalez, representing the applicant, stated they are proposing to construct a multi-family residential complex on the subject property. He stated this development is consistent with the surrounding residential properties.

Staff stated there were 8 notices mailed out to the surrounding property owners, 1 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.

**COMMISSION ACTION**

The motion was made by Commissioner Stribling and seconded by Commissioner Sherrill to recommend approval.

1. Property is located on 2.46 acres out of Lot 12, Block B, NCB 11609 at 7323 Snowden.
2. There were 8 notices mailed, 1 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