

ZONING CASE: Z2004-058

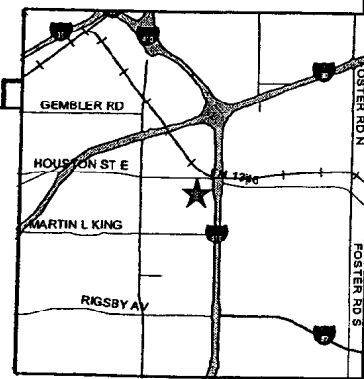
City Council District NO. 2
 Requested Zoning Change
 From: " PUD C-1" & "C3NA" To "R-5"
 Date: April 8, 2004
 Scale: 1" = 200'

Subject Property
 200' Notification

F-5
 p.618



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CASE NO: Z2004058

Staff and Zoning Commission Recommendation - City Council

Date: April 08, 2004

Zoning Commission Meeting Date: March 16, 2004

Council District: 2

Ferguson Map: 618 F5

Appeal: No

Applicant:

Oscar Centeno/Reynalda Rodriguez

Owner:

Oscar Centeno/Reynalda Rodriguez

Zoning Request: From "PUD C-1" Planned Unit Development Commercial District and "C-3 NA" General Commercial Nonalcoholic Sales District to "R-5" Residential Single-Family District

1.153 acres out of NCB 10615

Property Location: Northwest corner of the intersection of Eastover and Waycross Lane

Proposal: To develop a residential single-family subdivision

Neighborhood Association: Huntleigh Park Residents Association

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. The property is surrounded by residential zoning to the north and west with undeveloped commercial zoning to the south and east. The property is currently undeveloped commercially zoned property. The area is experiencing a shift in the development trend from commercial to residential. Residential uses are more appropriate given the current development trend in the area.

Zoning Commission Recommendation:

Approval

VOTE

FOR 10

AGAINST 0

ABSTAIN 0

RECUSAL 0

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

Z2004058

ZONING CASE NO. Z2004058 – March 16, 2004

Applicant: Oscar Centeno/Reynalda Rodriguez

Zoning Request: PUD "C-1" Planned Unit Development Commercial District and "C-3NA" General Commercial Nonalcoholic Sales District to "R-5" Residential Single Family District.

Jesse Menchaca, representing the applicant, stated they are requesting this change in zoning to allow for development of single-family residential homes on the subject property.

Staff stated there were 31 notices mailed out to the surrounding property owners, 0 returned in opposition and 12 returned in favor and Huntleigh Park Residents Association is 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 Dixon and seconded by Commissioner McAden to recommend approval.

1. Property is located on 1.153 acres out of NCB 10615 at northwest corner of the intersection of Eastover and Waycross Lane.
2. There were 31 notices mailed, 0 returned in opposition and 12 in favor.
3. Staff recommends approval.

AYES: Martinez, 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.