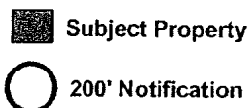


ZONING CASE: Z2004-061

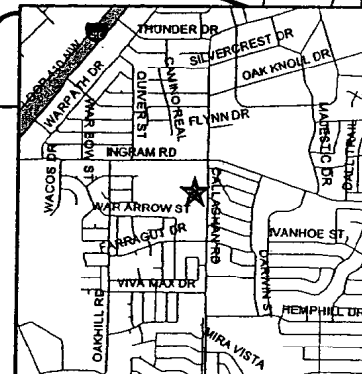
City Council District NO. 6
 Requested Zoning Change
 From: "C-2" To "RM-4"
 Date: May 13, 2004
 Scale: 1" = 200'



D-3
 p.681



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CASE NO: Z2004061

Staff and Zoning Commission Recommendation - City Council

Date: May 13, 2004

Zoning Commission Meeting Date: April 06, 2004

Council District: 6

Ferguson Map: 580 C7

Appeal: No

Applicant:

Busick Properties, Inc.

Owner:

Leslie P. Busick, Trustee

Zoning Request: From "C-2" Commercial District to "RM-4" Residential Mixed District

6.4473 acres out of Lot 3, Block 1, NCB 16046

Property Location: 4000 Block of Callaghan Road

Located between 4015 and 4151 Callaghan Road on the west side of Callaghan Road

Proposal: To develop a single family residential subdivision

Neighborhood Association: Thunderbird Hills Neighborhood Association

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval. The current "C-2" zoning extends well beyond the appropriate sized commercial node for this neighborhood. Reducing the property to a "RM-4" designation will prevent this node from encroaching into the residential neighborhood on Callaghan Road. The "RM-4" allows for more suitable housing types located near a commercial node. Residential zoning on this tract is compatible with the general residential character of the area.

Zoning Commission Recommendation:

Approval

VOTE

FOR 9

AGAINST 0

ABSTAIN 1

RECUSAL 0

CASE MANAGER : Fred Kaiser 207-7942

Z2004061

ZONING CASE NO. Z2004061 – April 6, 2004

Applicant: Busick Properties, Inc.

Zoning Request: “C-2” Commercial District to “RM-4” Residential Mixed District.

Bob Wandrisco, representing the applicant, stated they are requesting this change in zoning to allow development of a single-family residential subdivision consisting of approximately 42 lots. He stated he has been in contact with Chairman Martinez, Commissioner Sherrill and the representatives from Thunderbird Hills Neighborhood Association to present their proposal and they are in support of this development. He stated the surrounding uses are compatible with this request and feels this is in keeping with the Master Plan.

Staff stated there were 11 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and no response from Thunderbird Hills 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 Grau to recommend approval.

1. Property is located on 6.4473 acres out of Lot 3, Block 1, NCB 16046 located between 4015 and 4151 Callaghan Road on the west side of Callaghan Road.
2. There were 11 notices mailed, 0 returned in opposition and 2 in favor.
3. Staff recommends approval.

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

NAYS: None

ABSTAIN: Dutmer

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.