

CASE NO: Z2004081

Staff and Zoning Commission Recommendation - City Council

Date: May 13, 2004

Zoning Commission Meeting Date: April 20, 2004

Council District: 9

Ferguson Map: 551 C1

Appeal: No

Applicant:

Frank Stanush

Owner:

Frank Stanush

Zoning Request: From "O-2" Office District to "R-6" Single-Family District

Lot 18, Block 3, NCB 16789

Property Location: Southwest corner of Jones Maltzberger Road and Money Tree Road

Proposal: To construct a garden home subdivision

Neighborhood Association: North Central Heritage Neighborhood Association

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval. The proposed change from Commercial ("O-2" Office) to residential ("R-6" Single-Family)) is compatible with the existing single-family development to the north.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Fred Kaiser 207-7942

VOTE

FOR 9

AGAINST 0

ABSTAIN 0

RECUSAL 0

Z2004081

ZONING CASE NO. Z2004081 – April 20, 2004

Applicant: Frank Stanush

Zoning Request: "O-2" Office District to "MF-33" Multi-Family District.

Frank Stanush, owner, stated he is requesting this change in zoning to allow development of a garden home subdivision on the subject property. He further stated he would also like to amend his original request of "MF-33" to "R-6".

FAVOR

Byron Fortson, 1834 Archers Bow, stated he is in opposition of "MF-33" however since Mr. Stanush has amended his request he is now in support of the "R-6" request.

John Sutcliffe, 1902 Archer Bow, stated he has met with Mr. Stanush and is in support of this request however he has a few concerns on what the design standards are of this development.

Staff stated there were 32 notices mailed out to the surrounding property owners, 6 returned in opposition and 1 returned in favor and no response from North Central Heritage 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 McAden and seconded by Commissioner Dutmer to recommend approval of "R-6".

1. Property is located on Lot 18, Block 3, NCB 16789 at the northwest corner of Jones Maltsberger Road and Money Tree Road.
2. There were 32 notices mailed, 6 returned in opposition and 1 in favor.
3. Staff recommends approval.

AYES: Martinez, Grau, Dutmer, Dixon, Sherrill, McAden, Avila, Stribling, Peel
NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.