

CASE NO: Z2004046

Staff and Zoning Commission Recommendation - City Council

Date: May 27, 2004

Zoning Commission Meeting Date: March 02, 2004

Council District: 6

Ferguson Map: 613 B 4

Appeal: No

Applicant:

JSL Development Corporation

Owner:

Cable Ranch, Ltd.

Zoning Request: From I-1 General Industrial District and C-3 Commercial District to R-5 Residential Single-Family District

75.679 acres out of NCB 15848

Property Location: 1400 Block of Cable Ranch Road

Subject property is bound by Lakeside Parkway to the north, Cable Ranch Road to the east, Waters Edge Drive to the south, and vacant property to the west

Proposal: To build single-family residences

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval. The subject property is located on Cable Ranch Road and is currently undeveloped. "C-3" General Commercial Districts exist north and east of the subject property with a "C-2" Commercial District to the south and "I-1" Industrial District to the west. A developing tract of land zoned "MF-25" also exists the east of the subject property. Considering the current "I-1" and "C-3" zoning, the vast acreage to be rezoned and the proximity of developing residential property, the requested zoning would be an appropriate zoning classification for the area.

Zoning Commission Recommendation:

Approval

VOTE

FOR 9

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Mona Lisa Faz 207-7945

Z2004046

ZONING CASE NO. Z2004046 – March 2, 2004

Applicant: JSL Development Corporation

Zoning Request: "I-1" General Industrial District and "C-3" Commercial District to
"RM-4" Residential Mixed District.

Buck Benson, 111 Soledad, representing the applicant, stated at this time he would like amend his original request to "R-5". He stated the property is currently undeveloped and they are proposing to develop single-family homes on the subject property. He stated he has been in contact with the representative from Meadow Village and Nancy Engleberg from Heritage Hills to address their concerns. He stated they have agreed to provide landscaping and also provide a mandatory neighborhood association.

FAVOR

Nancy Engleberg, Pine Glade, stated she is in support of this request. She stated she has met with Mr. Benson to further discuss their proposal and feels this development would be good for the community.

Staff stated there were 15 notices mailed out to the surrounding property owners, 0 returned in opposition and 5 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 Peel and seconded by Commissioner Kissling to recommend approval.

1. Property is located on 75.679 acres out of NCB 15848 at 1400 Block of Cable Ranch Road.
2. There were 15 notices mailed, 0 returned in opposition and 5 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED

Z2004046

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.