

ZONING CASE: Z2004-128

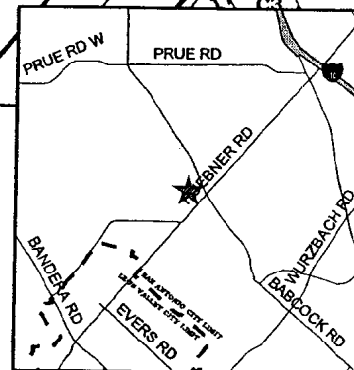
City Council District No. 7
 Requested Zoning Change
 From: R-6 To RM-5
 Date: June 24, 2004
 Scale: 1" = 200'

Subject Property
 200' Notification

C-7
p.548



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 (A.2.)



CASE NO: Z2004128

Staff and Zoning Commission Recommendation - City Council

Date: June 24, 2004

Zoning Commission Meeting Date: June 01, 2004

Council District: 7

Ferguson Map: 548 C7

Appeal: No

Applicant:

Kaufman & Associates, Inc.

Owner:

Kenneth and Edith Mays

Zoning Request: From R-6 Residential Single-Family District to RM-5 Residential Mixed District

Lot 2, Block D, NCB 14656

Property Location: 5973 Whitby Road

Northside of Whitby Road, east of the intersection of Huebner Road and Babcock Road

Proposal: Allow for 23 town homes

Neighborhood Association: Alamo Farmsteads Neighborhood Association

Neighborhood Plan: Huebner/Leon Creek Community Plan

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. The Huebner/Leon Creek Community Plan designates the subject property for Mixed Use. The subject property is adjacent to R-6 Residential Single-Family District to the east and C-2 Commercial District to the west. The provision of mixed density residential uses at this location provides a logical transition from adjacent multi-family and commercial developments to the lower density residential areas nearby. The industrial zoned property to the north is subject to a development proposal for a community retail center.

Zoning Commission Recommendation:

Approval

VOTE

FOR 7

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Pedro Vega 207-7980

Z2004128

ZONING CASE NO. Z2004128 – June 1, 2004

Applicant: Kaufman & Associates, Inc.

Zoning Request: "R-6" Residential Single Family District to "RM-4" Residential Mixed District.

Rob Killen, 100 W. Houston, representing the owner, stated the purpose in requesting this zoning change is to allow for development of approximately 23 townhomes on the subject property.

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 Alamo Farmsteads 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.

FINDING OF CONSISTENCY OF THE MASTER PLAN

COMMISSION ACTION

The motion was made by Commissioner Peel and seconded by Commissioner Grau to find consistency of the neighborhood plan.

AYES: Martinez, Grau, Dutmer, McAden, Avila, Stribling, Peel

NAYS: None

THE MOTION CARRIED

RECOMMENDATION ON ZONING CASE REQUEST.

COMMISSION ACTION

The motion was made by Commissioner Peel and seconded by Commissioner Grau to recommend approval.

1. Property is located on Lot 2, Block D, NCB 14656 at 5973 Whitby Road.
2. There were 11 notices mailed, 0 returned in opposition and 2 in favor.
3. Staff recommends approval.

AYES: Martinez, Grau, Dutmer, McAden, Avila, Stribling, Peel

NAYS: None

Z2004128

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.