



CASE NO: Z2004129

Staff and Zoning Commission Recommendation - City Council

Date: June 24, 2004

Zoning Commission Meeting Date: June 01, 2004

Council District: 7

Ferguson Map: 547

Appeal: No

Applicant:

Brown, P. C.

Owner:

FC Properties One, Ltd.

Zoning Request: From C-3 General Commercial District to RM-5 Residential Mixed District

7.101 acres out of NCB 18307

Property Location: Northwest side of Old Tezel Road

Old Tezel Road between Tezel Road and Guilbeau Road

Proposal: For residential development of town homes

Neighborhood Association: Tezel Heights Neighborhood Association

Neighborhood Plan: Northwest Community Plan

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. The Northwest Community Plan calls for High Density Residential, but this category is hierarchical, and allows for low density and medium density residential land uses in the same area; therefore, the request is consistent with the plan. The subject property is undeveloped. A church exists west of the subject property with a day care, undeveloped single-family and undeveloped multi-family zoned property to the south and vacant multi-family zoned property to the east, with undeveloped C-3 zoned property to the north. The purpose of the proposed mixed district is to provide areas for medium to high-density, single-family residential uses mixed with a variety of housing types where adequate public facilities and services exist with capacity to serve development. The location of the subject property near the Guilbeau and Tezel commercial node supports a neighborhood center, including schools, libraries, stores, transit centers and community service facilities in accessible, pedestrian friendly environments and is appropriate for the requested zoning and desired mixed development.

Zoning Commission Recommendation:

Approval

VOTE

FOR 7

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Pedro Vega 207-7980

Z2004129

ZONING CASE NO. Z2004129 – June 1, 2004

Applicant: Brown, P. C.

Zoning Request: "C-3" General Commercial District to "RM-5" Residential Mixed District.

Ken Brown, 112 E. Pecan, representing the owner, stated he has been in contact with Commissioner Sherrill to discuss this development. He further stated their intent is for residential development of townhomes on the subject property.

Staff stated there were 11 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Tezel Heights 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 7.101 acres out of NCB 18307 at northwest side of Old Tezel Road.
2. There were 11 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends approval.

Z2004129

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

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.