

CASE NO: Z2004089

Staff and Zoning Commission Recommendation - City Council

City Council continuance from May 13, 2004

Date: August 12, 2004

Zoning Commission Meeting Date: April 20, 2004

Appeal: No

Council District: 3

Ferguson Map: 682 D4

Applicant: Domingo P. Maldonado, Jr.

Owner: Domingo P. Maldonado, Jr.

Zoning Request: From R-6 Residential Single-Family District to MF-25 Multi-Family District

Property Location: Lot 300B, Block 30, NCB 11129
200 Buchanan Boulevard

Proposal: To develop multi-family dwellings

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Denial.

The proposed multi-family district at 33 units per acre would yield a maximum of 123 units on the 3.72 acre tract. The property is currently zoned for single family residential use as are the surrounding properties. The current lot size on the block ranges from 6,000 square feet to 1.5 acres. The proposed density of a multi-family project is out of character with the existing land use and the adjacent R6 zoning which would allow development up to 7 units per acre. There is RM-4 zoning along Moursund Boulevard, northeast of the subject property, which allows a density up to 11 units per acre. Multi-family development is more appropriate on collector and arterial streets. The subject property has limited access only from Buchanan Boulevard, a local street.

Zoning Commission Recommendation:

Approval

VOTE

FOR 7

AGAINST 1

ABSTAIN 1

RECUSAL 0

CASE MANAGER : Trish Wallace 207-0215

Z2004089

ZONING CASE NO. Z2004089 – April 20, 2004

Applicant: Domingo P. Maldonado, Jr.

Zoning Request: "R-6 " Residential Single Family District to "MF-33" Multi-Family District.

Domingo P. Maldonado, owner, stated he is proposing to develop a single story 30 unit apartment complex with a laundry room and play ground. He stated he feels this project would be good for the community and enhance the appearance of the neighborhood. He stated he agrees to amend his request to "MF-25".

OPPOSE

Miguel Maldonado, 635 Moursund, stated he does not support this request. He stated his residence is next to an apartment complex and has experienced vandalism, graffiti, crime, and trash being thrown onto his property. He stated he is concerned that another apartment complex would only add to their existing problems. He also expressed concerns with the increase in traffic this development would bring into the neighborhood.

Eddie Stocks, 643 Moursund, stated he is concerned with the height of the apartment complex and how many units would be development. He also expressed concerns with the increase in traffic.

Domingo P. Maldonado, owner, stated he would agree to a "MF-25". He also stated he would provide a privacy fence along the property line of the apartment complex as well as security.

Staff stated there were 21 notices mailed out to the surrounding property owners, 1 returned in opposition and 0 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 Dutmer and seconded by Commissioner Dixon to recommend approval of "MF-25".

1. Property is located on Lot 300B, Block 30, NCB 11129 at 200 Buchanan Boulevard.
2. There were 21 notices mailed, 1 returned in opposition and 0 in favor.
3. Staff recommends denial.

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

NAYS: Sherrill

ABSTAIN: McAden

THE MOTION CARRIED.

RESULTS OF COUNCIL HEARING May 13, 2004

City Council granted a continuance until August 12, 2004

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.