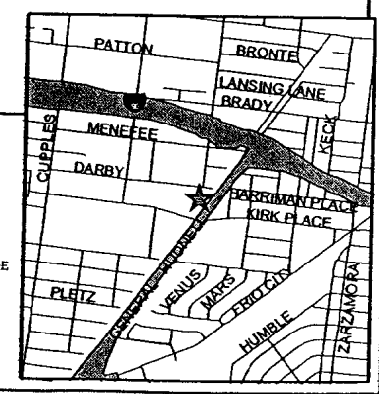
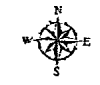


ZONING CASE: Z2004-034

City Council District NO. 5
 Requested Zoning Change
 From: "R-6" To "PUD R-6"
 Date: August 12, 2004
 Scale: 1" = 200'

- Subject Property
- 200' Notification

E-1
 p.649



CASE NO: Z2004034

Staff and Zoning Commission Recommendation - City Council

Zoning Commission first and second consideration on February 17, 2004 and July 20, 2004 respectively, City Council Continuance from April 8, 2004, April 22, 2004, and July 20, 2004.

Date: August 12, 2004

Zoning Commission Meeting Date: July 20, 2004

Council District: 5

Ferguson Map: 649 E1

Appeal: No

Applicant: Owner

Jerardo Cavazos Jerardo Cavazos

Zoning Request: From R-6 Residential Single-Family District to PUD R-6 Planned Unit Development Residential Single-Family District

Lot 21, Block 2, NCB 6776

Property Location: 1027 Kirk Place

Proposal: To develop a Residential Single-Family subdivision

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. Subject property has an existing single-family residential structure on it. There is "R-6" zoning and use abutting the property to the west, and across Darby Boulevard to the north. The requested zoning is consistent with the single-family residential use of the surrounding area.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Elvin J. Gant, Jr. 207-5876

VOTE

| | |
|---------|---|
| FOR | 8 |
| AGAINST | 0 |
| ABSTAIN | 1 |
| RECUSAL | 0 |

Z2004034

ZONING CASE NO. Z2004034 – February 17, 2004

Applicant: Jerardo Cavazos

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

Charles Edens, 8801 Lockway, representing the applicant, stated they are requesting this change in zoning to allow for development of an elderly housing complex. He stated the applicant; Mr. Cavazos, has met with Councilwoman Radle and Commissioner Cardenas-Gamez and has agreed to certain conditions for this development. He stated they are proposing to construct approximately 24 or 40 units, all one-story buildings. This development is consistent with the surrounding residential properties. He feels this area is suitable for this type of development.

Jerardo Cavazos, 1027 Kirk, owner, stated the existing residential home that is on the property would be used as an administration offices.

OPPOSE

Rudy Martinez, stated he was not notified of this zoning change. He further stated he does not support this development. He stated he feels this area is unsuitable for this type of development. He expressed concerns with the increase in traffic and the noise pollution from the train.

Staff stated there were 20 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 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 Cardenas-Gamez and seconded by Commissioner Avila to recommend approval.

1. Property is located on Lot 21, Block 2, NCB 6776 at 1027 Kirk Place
2. There were 20 notices mailed, 0 returned in opposition and 3 in favor.
3. Staff recommends denial.

Z2004034

**AYES: Martinez, Grau, Cardenas-Gamez, Dutmer, Dixon, Sherrill, McAden,
Avila, Stribling, Peel**

NAYS: None

ABSTAIN: Kissling

THE MOTION CARRIED

ZONING CASE NO. Z2004034 – July 20, 2004

Applicant: Jerardo Cavazos

**Zoning Request: "R-6" Residential Single Family District to PUD "R-6" Planned Unit
Development Residential Single Family District.**

Charles Edens, 3230 Burnside, representing the applicant, stated the purpose of this request is to develop a residential single-family subdivision on the subject property. He stated they are proposing to develop approximately 15 homes. He stated they have met with the surrounding neighbors to address their concerns.

Staff stated there were 20 notices mailed out to the surrounding property owners, 2 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 Cardenas-Gamez and seconded by Commissioner Avila to recommend approval.

1. Property is located on Lot 21, Block 2, NCB 6776 at 1027 Kirk Place.
2. There were 20 notices mailed, 2 returned in opposition and 0 in favor.
3. Staff recommends approval.

**AYES: Martinez, Grau, Cardenas-Gamez, Kissling, Dutmer, Dixon, McAden,
Avila, Stribling, Peel**

NAYS: None

THE MOTION CARRIED

Z2004034

RESULTS OF COUNCIL HEARING April 8, 2004

City Council granted a continuance until April 22, 2004

RESULTS OF COUNCIL HEARING April 22, 2004

City Council granted a continuance until August 12, 2004

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.