

CASE NO: Z2004110

Staff and Zoning Commission Recommendation - City Council

Zoning Commission continuance from May 18 and postponed from June 15, 2004

Date: August 26, 2004

Zoning Commission Meeting Date: August 03, 2004

Council District: 7

Ferguson Map: 546 D4

Appeal: No

Applicant: Owner

Brown, P. C. F. C. Properties One, Ltd.

Zoning Request: From I-1 General Industrial District to RM-4 Residential Mixed District
96.95 acres out of NCB 4479

Property Location: 10743 Leslie Road

The northwest corner of Braun and Leslie Roads

Proposal: For mixed residential use.

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The subject property is buffered from a quarry by a large sports complex to the north. The 100 year flood plain occupying a western portion of the subject property acts as an additional buffer. To the southwest there is a single-family residential neighborhood, and further residential development lies west of the flood plain buffer. The requested zoning is consistent with the development pattern of the area.

Zoning Commission Recommendation

VOTE

Approval

FOR 11

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Richard Ramirez 207-5018

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ZONING CASE NO. Z2004110 – May 18, 2004

Applicant: Brown, P. C.

Zoning Request: "I-1" General Industrial District to "RM-5" Residential Mixed District.

Ken Brown, 112 E. Pecan, representing the owner, stated he would like to request a 4-week continuance to work out issues concerning the quarry and the isolation issue.

Staff stated there were 9 notices mailed out to the surrounding property owners, 1 returned in opposition and 1 phone call (for Parcel 2C) 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 Sherrill and seconded by Commissioner Grau to recommend a continuance until June 15, 2004.

1. Property is located on 96.95 acres out of NCB 4479 at the northwest corner of Braun and Leslie Road.
2. There were 9 notices mailed, 1 returned in opposition and 0 in favor.
3. Staff recommends denial.

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

NAYS: None

THE MOTION CARRIED.

On June 15th Zoning Case Z2004110 was postponed as per the applicant's request.

ZONING CASE NO. Z2004110 – August 3, 2004

Applicant: Brown, P. C.

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

Ken Brown, 112 E. Pecan, representing the owner, stated their intent is to develop the subject property as mixed residential which would consist of 270 units.

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Staff stated there were 9 notices mailed out to the surrounding property owners, 2 returned in opposition and 1 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 Sherrill and seconded by Commissioner McAden to recommend approval.

1. Property is located on 96.95 acres out of NCB 4479 at 10743 Leslie Road.
2. There were 9 notices mailed, 2 returned in opposition and 1 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.