

ZONING CASE: Z2004-183

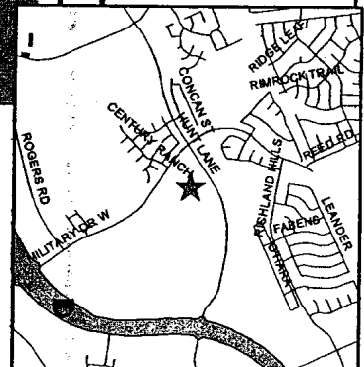
City Council District NO. 6
Requested Zoning Change
From: "R-6" To "R-6 PUD"
Date: September 9, 2004
Scale: 1" = 400'

Subject Property
200' Notification

F-8
p.578



C:\Aug_3_2004
(A.2)



CASE NO: Z2004183

Staff and Zoning Commission Recommendation - City Council

Date: September 09, 2004

Zoning Commission Meeting Date: August 17, 2004

Council District: 6

Ferguson Map: 578 F8

Appeal: No

Applicant:

Brown, P. C.

Owner:

Intergrated Asset Management, Inc.

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

44.06 acres out of NCB 17642

Property Location: West Military Drive at Hunt Lane

Proposal: To develop a single-family residential neighborhood

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval. The subject property has R-6 zoning and development to the north and east, and ED zoning to the south. The property is dominated by major topological features including a large number of trees and Leon Creek. The flexibility of a PUD will allow the property to be developed in a manner that yields an appropriate number of lots while recognizing and preserving the existing natural characteristics. Approval of a PUD Plan is required by the Planning Commission.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Fred Kaiser 207-7942

VOTE

FOR	10
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2004183

ZONING CASE NO. Z2004183 – August 17, 2004

Applicant: Brown, P. C.

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

Ken Brown, 112 E. Pecan, representing the owner, stated they are requesting this change in zoning to develop a gated community on the subject property. He stated they are proposing to develop 140 single-family residential lots.

Staff stated there were 27 notices mailed out to the surrounding property owners, 2 returned in opposition and 2 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 Peel and seconded by Commissioner Sherrill to recommend approval.

1. Property is located on 44.06 acres out of NCB 17642.
2. There were 27 notices mailed, 2 returned in opposition and 2 in favor.
3. Staff recommends approval.

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

NAYS: Dutmer

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.