

# ZONING CASE: Z2004-205

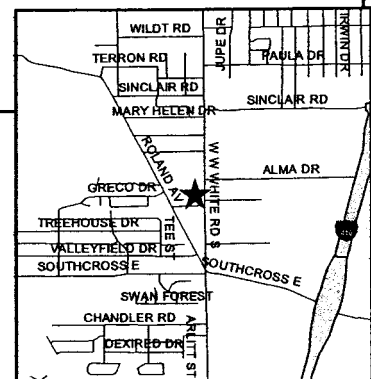
City Council District NO. 2  
 Requested Zoning Change  
 From: "R-5" To "MF-33"  
 Date: October 14, 2004  
 Scale: 1" = 200'

Subject Property  
 200' Notification

D-3  
 p.652



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 (A.2.)



# CASE NO: Z2004205

## Staff and Zoning Commission Recommendation - City Council

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**Date:** October 14, 2004

**Zoning Commission Meeting Date:** September 21, 2004

**Council District:** 2

**Ferguson Map:** 652 D5

**Appeal:** No

**Applicant:**

Debra Guerrero

**Owner**

Stanley Wayne Shipman

**Zoning Request:** From R-5 Residential Single-Family District to MF-33 Multi-Family District

**Property Location:** Lot F, NCB 10779

2819 South W. W. White Road

West side of South W.W. White Road north of Theis Drive

**Proposal:** To construct a 172-unit multi-family residential apartment complex

**Neighborhood Association:** Pecan Valley Neighborhood Association (Within 200 feet of the development project)

**Neighborhood Plan:** None

**TIA Statement:** A Traffic Impact Analysis is not required.

### Staff Recommendation:

#### Approval

The subject property is a 1.01-acre tract of land and a small portion of a much larger 9.3475-acre tract proposed for the development of a 172-unit multi-family residential apartment complex. The subject property fronts W.W. White, a Primary Arterial Type A. The subject property has two small older vacant residential buildings located along the northern property line amongst an abundance of vegetation. The property along South W.W. White is primarily a mixture of residential and commercial with several industrial districts and uses. The subject property is situated between an I-1 Zoning District and use to the south and an MF-33 zoning district with a vacant single-family home to the north. The proposed multi-family use will add to the existing mixed-uses along WW White and will provide an adequate buffer and transition between the industrial district and the residential and commercial uses and districts to the north.

### Zoning Commission Recommendation:

Approval

#### **VOTE**

**FOR** 9

**AGAINST** 0

**ABSTAIN** 0

**RECUSAL** 0

**CASE MANAGER :** Christie Chapman 207-8389

**Z2004205**

**ZONING CASE NO. Z2004205** – September 21, 2004

Applicant: Debra Guerrero

Zoning Request: "R-5" Residential Single Family District to "MF-33" Multi-Family District.

Debra Guerrero, 3915 Sky Lark, representing the owner, stated they are requesting this change in zoning to allow development of 172 unit multi family residential apartment complex on the subject property. She stated this complex would be affordable housing development. She stated she has been working with the neighborhood association along with the surrounding property owners. She stated she has also been in working with Mrs. Ferrell, who is in opposition, to address her concerns.

Staff stated there were 19 notices mailed out to the surrounding property owners, 2 returned in opposition and 2 returned in favor and no response from Pecan Valley 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.

**COMMISSION ACTION**

The motion was made by Commissioner Stribling and seconded by Commissioner Grau to recommend approval with

1. Property is located Lot F, NCB 10779 at 2819 South W. W. White Road north of Theis Drive.
2. There were 19 notices mailed, 2 returned in opposition and 2 in favor.
3. Staff recommends approval.

**AYES: Martinez, Grau, Kissling, Dutmer, Sherrill, McAden, Avila, Stribling, Peel**

**NAYS: None**

**THE MOTION CARRIED**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.