

ZONING CASE: Z2004-200

City Council District NO. 4
 Requested Zoning Change
 From: "O-2" To "R-5"
 Date: October 14, 2004
 Scale: 1" = 200'

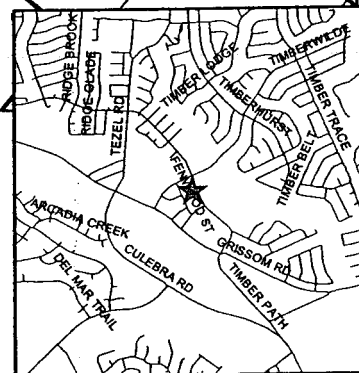
Subject Property

200' Notification

E5
 p.614



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 (A.Z.)



CASE NO: Z2004200

Staff and Zoning Commission Recommendation - City Council

Date: October 14, 2004

Zoning Commission Meeting Date: September 07, 2004

Council District: 6

Ferguson Map: 579 B4

Appeal: No

Applicant:

Lancaster Development Company

Owner:

Junco Joint Venture

Zoning Request: From O-2 Office District to R-5 Residential Single Family District
Lot P-155, NCB 15095

Property Location:

The southwest corner of Timberwild and Timberpath

Proposal: To accommodate a single family subdivision

Neighborhood Association: Great Northwest

Neighborhood Plan: Northwest Community Plan

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Consistent. The future land use for this site is to be High Density Residential, as set forth in the Northwest Community Plan Update, adopted April 2004. Though the requested zoning change does not match the future land use category, single-family residential uses are allowed within this land use category, as outlined in the Land Use Plan Classification Description and Land Use and Zoning comparative guide found on page 3 and 13, respectively, of the plan update document. This requested zoning change is consistent with adopted Land Use Plan found in the Northwest Community Plan Update.

Approval. The proposed zoning is consistent with the Community Plan. R-5 is compatible with the adjoining property and uses. The density under R-5 is an appropriate transition between the commercial uses along Grissom Road and the R-6 zoning to the east.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Fred Kaiser 207-7942

VOTE

FOR	9
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2004200

ZONING CASE NO. Z2004200 – September 7, 2004

Applicant: Lancaster Development Company

Zoning Request: "O-2" Office District to "R-5" Residential Single Family District.

Applicant/Representative not present.

Staff stated there were 27 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Greater Northwest.

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.

FINDING OF CONSISTENCY OF THE MASTER PLAN

COMMISSION ACTION

The motion was made by Commissioner Peel and seconded by Commissioner Sherrill to find consistency of the neighborhood plan.

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

NAYS: None

THE MOTION CARRIED

COMMISSION ACTION

The motion was made by Commissioner Peel and seconded by Commissioner Sherrill to recommend approval.

1. Property is located on 4.495 acres out of CB 4433 at the southwest corner of Timberwild and Timberpath.
2. There were 27 notices mailed, 0 returned in opposition and 0 in favor.
3. Staff recommends approval.

AYES: Martinez, Kissling, Dutmer, Dixon, Sherrill, McAden, Avila, Stribling, Peel

NAYS: None

THE MOTION CARRIED

Z2004200

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.