



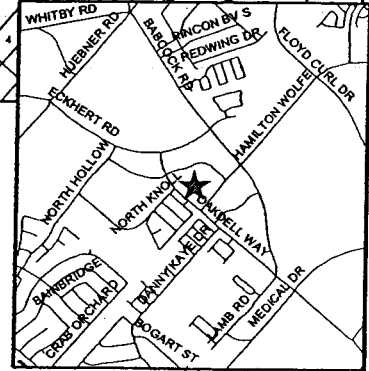
ZONING CASE: Z2004-173

City Council District NO. 8
 Requested Zoning Change
 From: "C-3" To "MF-25"
 Date: October 14, 2004
 Scale: 1" = 300'

 Subject Property
 200' Notification

D-8
 p.548

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 (A.Z.)



CASE NO: Z2004173

Staff and Zoning Commission Recommendation - City Council

Date: October 14, 2004

Zoning Commission Meeting Date: August 03, 2004

Council District: 8

Ferguson Map: 548 D8

Appeal: No

Applicant: Owner

Godfrey Residential Group, Ltd.

Green Land Properties, Ltd.

Zoning Request: From C-3 Commercial District to MF-25 Multi-Family District

Lots 1 and 2, Block 3, NCB 17253

Property Location: 5450 Babcock Road

Hamilton Wolfe, Acorn Ridge Road and Oakdell Way

Proposal: To allow construction of Multi-Family development.

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. The subject property is surrounded by commercial and multi-family uses and zoning. The requested MF-25 would provide an appropriate transition from the C-3 uses to the north and the residential uses to the south. The subject property has access to Eckhert Road and Babcock Road and both are major arterials, on the City's Thoroughfare Plan. The requested zoning is consistent with the development pattern of the area.

Zoning Commission Recommendation

Approval

CASE MANAGER : Richard Ramirez 207-5018

VOTE

FOR	11
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2004173

ZONING CASE NO. Z2004173 – August 3, 2004

Applicant: Godfrey Residential Group, Ltd.

Zoning Request: "C-3" Commercial District to "MF-25" Multi Family District.

Ken Brown, 112 E. Pecan, representing the applicant, stated they are proposing 248 multi family units on the subject property. He further stated this request would be a down zoning, which would create less traffic.

John Godfrey, 3740 Copperfield, applicant, stated there would be 3 egress and ingress to the property, which would alleviate some traffic.

Staff stated there were 43 notices mailed out to the surrounding property owners, 1 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 Stribling and seconded by Commissioner Grau to recommend approval.

1. Property is located on Lots 1 and 2, Block 3, NCB 17253 at 5450 Babcock Road.
2. There were 43 notices mailed, 1 returned in opposition and 2 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.