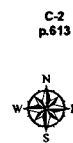


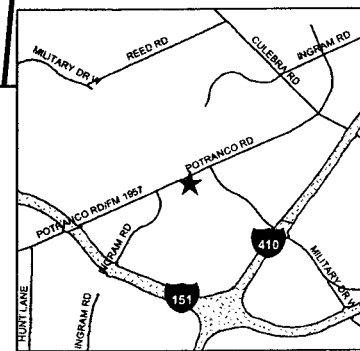
ZONING CASE: Z2004-249

City Council District NO. 6
 Requested Zoning Change
 From: R-6 To MF-33
 Date: December 9, 2004
 Scale: 1" = 200'

Subject Property
 200' Notification



C:\NOV_2_2004



CASE NO: Z2004249

Staff and Zoning Commission Recommendation - City Council

Date: December 09, 2004

Zoning Commission Meeting Date: November 16, 2004

Council District: 6

Ferguson Map: 613 C2

Appeal: No

Applicant:

Hogan Real Estate Services

Owner:

Commonwealth SA - Apartments, LLC

Zoning Request: From R-6 Residential Single-Family District to MF-33 Multi-Family District
11.94 acres of NCB 15329

Property Location: 8330 Potranco Road

Proposal: To construct a multi-family development

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required. A Level 1 TIA will be required when the MDP, plat and/or building permit is filed.

Staff Recommendation:

Approval.

The subject property is currently vacant and is located at the intersection of Potranco Road (a primary arterial) and West Military Drive (a secondary arterial). The property to the north is zoned C-3 Commercial District and has commercial development. The other surrounding properties are vacant and zoned R-6 Single-Family Residential District, I-1 Industrial, and C-2 Commercial District. The applicant is requesting MF-33 Multi-Family District in order to construct a 3 story, 250 unit multi-family development. MF-33 was required rather than MF-25 due to height restrictions. This development would serve as a nice transition between the C-2 Commercial District, I-1 Industrial, and the R-6 Single-Family Residential District.

Zoning Commission Recommendation:

Approval

VOTE

FOR 8

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Robin Stover 207-7945

Z2004249

ZONING CASE NO. Z2004249 – November 16, 2004

Applicant: Hogan Real Estate Services

Zoning Request: "R-4" Residential Single Family District to "MF-33" Multi Family District.

Jeff Tundra, 12940 Country Parkway, representing the applicant, stated they are proposing to construct a multi family housing project on the subject property.

Staff stated there were 10 notices mailed out to the surrounding property owners, 0 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 Peel and seconded by Commissioner McAden to recommend approval.

1. Property is located on 11.94 acres out of NCB 15329 at 8330 Potranco Road.
2. There were 10 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.