

ZONING CASE: Z2004-246

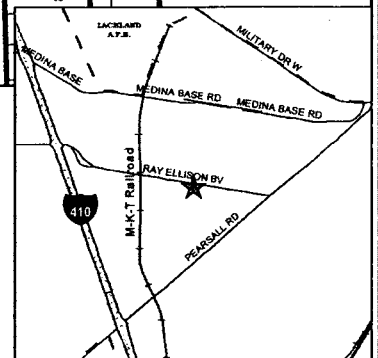
City Council Change NO. 4
 Requested Zoning Change
 From: R-6 To R-5
 Date: December 09, 2004
 Scale: 1" = 200'

■ Subject Property
 ○ 200' Notification

B-7
 p.648



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CASE NO: Z2004246

Staff and Zoning Commission Recommendation - City Council

Date: December 09, 2004

Zoning Commission Meeting Date: November 16, 2004

Council District: 4

Ferguson Map: 648 B7

Appeal: No

Applicant:

JLC Development Co.

Owner:

James Johnson, Jr.

Zoning Request: From R-6 Residential Single Family District to R-5 Residential Single Family District

7.084 acres out of NCB 15247

Property Location: Southeast corner of Ray Ellison Blvd. and Five Palms Drive

Proposal: To allow for a single family residential subdivision

Neighborhood Association: People Active in Community Effort

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. The slight density increase will not be harmful to the adjacent neighborhoods.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Fred Kaiser 207-7942

VOTE

FOR	8
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2004246

ZONING CASE NO. Z2004246 – November 16, 2004

Applicant: JLC Development Co.

Zoning Request: "R-6" Residential Single Family District to "R-5" Residential Single Family District.

Ruben Pena, 257 Mayfield, representing the applicant, stated they are proposing to develop a single-family residential subdivision. This project would consist of approximately 45 lots. He stated they have been in contact with the representative from PACE who are in support of this development.

Staff stated there were 61 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and People Active in Community Efforts is in support.

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 Avila and seconded by Commissioner McAden to recommend approval.

1. Property is located on 7.084 acres out of NCB 15247 at the southeast corner of Ray Ellison Boulevard and Five Palm Drive
2. There were 61 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.