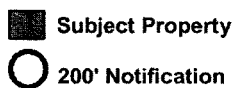


ZONING CASE: Z2004-234

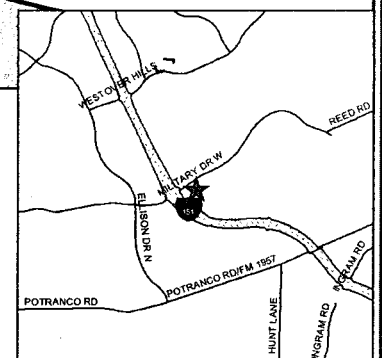
City Council Change NO. 6
 Requested Zoning Change
 From: "C-3" To "F-33"
 Date: December 09, 2004
 Scale: 1' = 300"



C.D-3
p.619



C:\NOV. 2, 2004



CASE NO: Z2004234

Staff and Zoning Commission Recommendation - City Council

Date: December 09, 2004

Zoning Commission Meeting Date: November 02, 2004

Council District: 6

Ferguson Map: 612 E1

Appeal: No

Applicant:

Charles Martin Wender

Owner:

Westover Hills Development Partners

Zoning Request: From C-3 Commercial District to MF-33 Multi-Family District

24.13 acres out of NCB 17642

Property Location: Southeast corner of W. Military Drive and Rogers Road extended

Proposal: To allow for multi-family dwellings.

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. The requested MF-33 is a downzoning from the existing C-3. The MF-33 is a valid transition between the existing C-3 and the R-6 to the northeast.

Zoning Commission Recommendation:

Approval

VOTE

FOR 9

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Fred Kaiser 207-7942

Z2004234

ZONING CASE NO. Z2004234 – November 2, 2004

Applicant: Charles Martin Wender

Zoning Request: "C-3" Commercial District to "MF-33" Multi Family District.

Charles Martin Wender, 8023 Vantage, applicant, stated the purpose of this request to construct multi-family dwellings that consist of approximately 326 units on the subject property. He stated this is part of the Westover Hills Master Plan.

Staff stated there were 6 notices mailed out to the surrounding property owners, 0 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 Peel and seconded by Commissioner Grau to recommend approval.

1. Property is located on 24.13 acres out of NCB 17642 at the southeast corner of W. Military Drive and Rogers Road.
2. There were 6 notices mailed, 0 returned in opposition and 2 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.