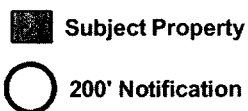


## ZONING CASE: Z2004-224

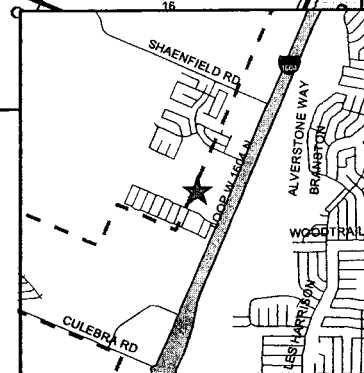
City Council District NO. 6  
Requested Zoning Change  
From: "C-2 C" To "R-6"  
Date: October 19, 2004  
Scale: 1" = 200'



C-1  
p.578



C:\Oct\_5\_2004  
(A.Z.)



# CASE NO: Z2004224

## Staff and Zoning Commission Recommendation - City Council

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**Date:** November 18, 2004

**Zoning Commission Meeting Date:** October 19, 2004

**Council District:** 6

**Ferguson Map:** 578 B1

**Appeal:** No

<b>Applicant:</b>	<b><u>Owner:</u></b>
KB Home	KB Home

**Zoning Request:** From C-2 C Commercial District with conditional use for a mini-warehouse to R-6 Residential Single-Family District

0.424 acres out of NCB 17635

**Property Location:** 180 feet southwest of Weathering Run along the San Antonio city limits line

**Proposal:** To develop residential lots

**Neighborhood Association:** None

**Neighborhood Plan:** None

**TIA Statement:** A Traffic Impact Analysis is not required.

### Staff Recommendation:

Approval. Zoning is required to permit the completion of development to the northwest.

### Zoning Commission Recommendation:

Approval

**CASE MANAGER :** Fred Kaiser 207-7942

### VOTE

<b>FOR</b>	9
<b>AGAINST</b>	0
<b>ABSTAIN</b>	0
<b>RECUSAL</b>	0

**Z2004224**

**ZONING CASE NO. Z2004224** – October 19, 2004

Applicant: KB Home

Zoning Request: "C-2" C Commercial District with conditional use for a mini-warehouse to "R-6" Residential Single Family District.

Armando Martinez, 4800 Fredericksburg Road, representing the applicant, stated the purpose of this request is to complete the existing development of residential single-family homes on the subject property.

Staff stated there were 20 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 Kissling and seconded by Commissioner Avila to recommend approval.

1. Property is located on 0.424 acres out of NCB 17635.
2. There were 20 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends approval.

**AYES:** Martinez, Grau, Cardenas-Gamez, Kissling, Dutmer, Dixon, Sherrill,  
Avila, Stribling

**NAYS:** None

**THE MOTION CARRIED**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.