



ZONING CASE: Z2004-211

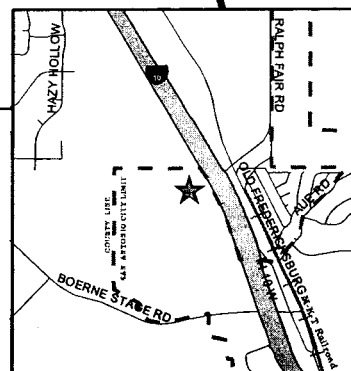
City Council District NO. 8
 Requested Zoning Change
 From: "C-2, C-2 GG-1" To "MF-25"
 Date: January 13, 2005
 Scale: 1" = 300'

 Subject Property
 200' Notification

C-3.4
p.553



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 (A.Z.)



CASE NO: Z2004211

Staff and Zoning Commission Recommendation - City Council

Date: January 13, 2005

Zoning Commission Meeting Date: September 21, 2004

Council District: 8

Ferguson Map: 479 E2

Appeal: No

Applicant:

Callaway Development Corp.

Owner:

Boerne Stage Crossing Limited Partnership

Zoning Request: From C-2 GC-1 Commercial Hill Country Gateway Corridor District to MF-25 GC-1 Multi-Family Hill Country Gateway Corridor District

16.45 acres out of NCB 16390

Property Location: 14549 IH 10 West

Proposal: To construct an apartment complex.

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Denial as requested and approval of MF-25, GC-1 Multi-Family Gateway Corridor 1 District. Staff cannot support removal of the Gateway Corridor Overlay. Adequate access is available to the site from Ralph Fair Drive and I.H. 10 to support multi-family development. Multi-family development is appropriate at this location.

Zoning Commission Recommendation:

Approval

VOTE

FOR 9

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Fred Kaiser 207-7942

Z2004211

ZONING CASE NO. Z2004211 – September 21, 2004

Applicant: Callaway Development Corp.

Zoning Request: "C-2" Commercial District and "C-2" GC-1 Commercial Gateway
Corridor 1 District to "MF-25" Multi-Family District.

Greg Callaway, 1250 N. E. Loop 410, applicant, stated they would like to amend their request to "MF-25" GC-1. He stated this zoning request would be a down zoning. He further stated they are proposing to develop 316 units complex. He stated they would provide trees with a hill country theme.

Staff stated there were 6 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 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 16.45 acres out of NCB 16390 at 14549 IH 10 West.
2. There were 6 notices mailed, 0 returned in opposition and 3 in favor.
3. Staff recommends denial as requested and approval of "MF-25".

AYES: Martinez, Grau, Kissling, Dutmer, Sherrill, McAden, Avila, Stribling, Peel
NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.