

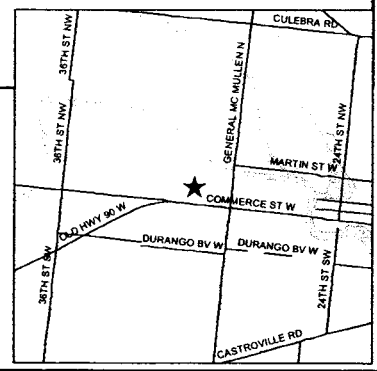
# ZONING CASE: Z2004-255 C

City Council District NO. 5  
 Requested Zoning Change  
 From: R-5 To: R-5 C  
 Date: January 13, 2005  
 Scale: 1" = 200'

Subject Property  
 200' Notification



C:\DEC\_7\_2004



# CASE NO: Z2004255 C

## Staff and Zoning Commission Recommendation - City Council

Zoning Commission continuance from December 7, 2004 for Conditional Use

**Date:** January 13, 2005

**Zoning Commission Meeting Date:** December 21, 2004

**Council District:** 5

**Ferguson Map:** 615 C4

**Appeal:** No

**Applicant:**

Antonia C. Ramos

**Owner:**

Antonia C. Ramos

**Zoning Request:** From R-5 Residential Single-Family District to R-5 C Residential Single-Family District with a Conditional Use for Multi-Family Dwellings with a Maximum Density of 16 Units Per Acre

Lots 45 and 46, Block 14, NCB 8870

**Property Location:** 212 North San Gabriel

**Proposal:** To complete the construction of a duplex.

**Neighborhood Association:** None

**Neighborhood Plan:** None

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

### Staff Recommendation:

Denial. The subject property is located on a local residential street in the interior of a single-family residential neighborhood surrounded by single-family homes. A newly constructed single-family home exists just north of the subject property. City staff conducted a large area rezoning in the community effectively rezoning the subject property along with 2,364 surrounding properties from MF-33 to R-5. The rezoning was intended to correct the inconsistencies emerging after the UDC conversion, while ultimately protecting the established single-family residential neighborhood by discouraging the encroachment of multi-family developments and by promoting future and continued ownership of single-family homes in the neighborhood. City Council passed the rezoning on March 27, 2003.

### Zoning Commission Recommendation:

Approval

### VOTE

**FOR** 9

**AGAINST** 0

**ABSTAIN** 0

**RECUSAL** 0

**CASE MANAGER :** Eric Dusza 207-7442

**Z2004255 C**

**ZONING CASE NO. Z2004255 C** – December 7, 2004

Applicant: Antonia C. Ramos

Zoning Request: "R-5" Residential Single Family District to "MF-25" Multi-Family District.

Bruno Estrada, stated the purpose of this request is to install another meter on a duplex they have recently constructed on the subject property.

Staff stated there were 37 notices mailed out to the surrounding property owners, 2 returned in opposition and 5 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 Cardenas-Gamez and seconded by Commissioner McAden to recommend approval of "R-6" C up to 16 units per acre.

1. Property is located on Lots 45 and 46, Block 14, NCB 8870 at 212 North San Gabriel
2. There were 37 notices mailed, 2 returned in opposition and 5 in favor.
3. Staff recommends denial.

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

**NAYS:** None

**THE MOTION CARRIED**

**ZONING CASE NO. Z2004255 C** – December 21, 2004

Applicant: Antonia C. Ramos

Zoning Request: "R-5" Residential Single Family District to "R-5" C Residential Single Family District with a Conditional Use for Multi-Family Dwellings with a Maximum Density of 16 units per acre.

Applicant/Representative not present.

Staff stated there were 36 notices mailed out to the surrounding property owners, 2 returned in opposition and 5 returned in favor.

**Z2004255 C**

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 Cardenas-Gamez and seconded by Commissioner Avila to recommend approval.

**AYES: Martinez, Cardenas-Gamez, Avila, Peel**

**NAYS: Robbins, McAden**

**ABSTAIN: Dutmer, Sherrill**

**THE MOTION FAILED.**

**COMMISSION ACTION**

The motion was made by Commissioner Dutmer and seconded by Commissioner Avila to recommend reconsider.

**AYES: Martinez, Robbins, Cardenas-Gamez, Dutmer, Dixon, Sherrill, McAden,  
Avila, Stribling, Peel**

**NAYS: None**

**THE MOTION CARRIED**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.