



City Council District NO. 6
Requested Zoning Change
From "I-1" To "MF-33"
Date: October 6, 2005
Scale: 1" = 200'

○ 200' Notification



A map of the study area showing the location of the study site (indicated by a black dot) relative to various roads and landmarks. The map includes Wardack Rd, Callaghan Rd S, Old Hwy 96 W, Castrovilla Rd, and McFarlane. A scale bar indicates 0 to 100 meters.

CASE NO: 22005117

Staff and Zoning Commission Recommendation - City Council

Zoning Commission continuance from June 7, 2005

City Council continuance from August 11, 2005, September 8, 2005 and September 22, 2005

Date: October 06, 2005

Zoning Commission Meeting Date: July 05, 2005

Council District: 6

Ferguson Map: 614 B8

Applicant:

Shelton & Valadez, P. C. c/o Bobby Perez

Owner:

Highway 90 Joint Venture

Zoning Request: From "I-1" General Industrial District to "MF-33" Multi-Family District

Parcel 69 and Parcel 69A, Block 55, NCB 13951

Property Location: 6440 and 6406 Highway 90 West

Northside side of Highway 90 West, 400 feet east of New Life Circle

Proposal: Multi-family residential structure

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis (TIA) will be required at Master Development Plan (MDP), and Plat level.

Staff Recommendation:

Approval

The "MF-33" Multi-Family District is a downzoning from the existing "I-1" General Industrial District. The subject property is adjacent to "C-3" General Commercial District to the west, "C-2" Commercial District to the north and "C-3R" Restrictive Commercial District to the east. The "MF-33" Multi-Family District would be appropriate at this location. Supporting transportation and commercial facilities exist in the area. The subject property is part of a larger development project to the north.

Zoning Commission Recommendation:

Approval

VOTE

FOR 7

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Pedro Vega 207-7980

Z2005117

ZONING CASE NO. Z2005117 – June 7, 2005

Applicant: Shelton & Valadez, P. C.

Zoning Request: "I-1" General Industrial District to "MF-33" Multi Family District.

Applicant/Representative not present.

Chairman Martinez stated the applicant requested a 30-day continuance to meet with the neighborhood association.

Staff stated there were 8 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 Peel and seconded by Commissioner Dixon to recommend a continuance until July 5, 2005.

1. Property is located on Parcel 69 and Parcel 69A, Block 55, NCB 13951 at Old Highway 90 West.
2. There were 8 notices mailed, 0 returned in opposition and 3 in favor.
3. Staff recommends approval.

AYES: Martinez, Robbins, Dutmer, Dixon, Sherrill, McAden, Stribling, Peel

NAYS: None

THE MOTION CARRIED

ZONING CASE NO. Z2005117 – July 5, 2005

Applicant: Shelton & Valadez, P. C. c/o Bobby Perez

Zoning Request: "I-1" General Industrial District to "MF-33" Multi Family District.

Debra Guerrero, 3915 Skylark, representing the owner, stated this zoning request is a down zoning and the purpose of this zoning change is to develop 230-unit multi family community on the subject property. The entire community would be on a 17-acre tract of land, which lies right outside the flood plain. She stated they have met with Northside I. S. D. and Cablewood Neighborhood Association who are in support.

Z2005117

Staff stated there were 8 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 Sherrill and seconded by Commissioner Avila to recommend approval.

1. Property is located on Parcel 69 and Parcel 69A, Block 55, NCB 13951 at Old Highway 90 West.
2. There were 8 notices mailed, 0 returned in opposition and 3 in favor.
3. Staff recommends approval.

AYES: Martinez, Robbins, Rodriguez, Dutmer, Sherrill, Avila, Stribling

NAYS: None

THE MOTION CARRIED

RESULTS OF COUNCIL HEARING August 11, 2005

City Council granted a continuance until September 8, 2005

RESULTS OF COUNCIL HEARING September 8, 2005

City Council granted a continuance until September 22, 2005

RESULTS OF COUNCIL HEARING September 22, 2005

City Council granted a continuance until October 6, 2005

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.