

CASE NO: Z2004180

Staff and Zoning Commission Recommendation - City Council

Date: January 27, 2005

Zoning Commission Meeting Date: December 21, 2004

Council District: 6

Ferguson Map: 613 A5

Appeal: No

Applicant:

Earl & Associates, P. C.

Owner:

Lakeside Properties, Ltd.

Zoning Request: From C-3R Restrictive Commercial District to PUD R-5 Planned Unit Development Residential Single-Family District

P-3, Block 33, NCB 15849

Property Location: 10.349 acres directly north of the intersection between Hunt Lane and Ingram Road

Proposal: To be developed as Single Family Residential Community

Neighborhood Association: Heritage Neighborhood Association

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval. The subject tract is one of five properties in the immediate area subject to rezoning. The existing street pattern and classification will provide adequate traffic circulation for the overall development. The slight increase in density and additional PUD zoning is consistent with other development in the area.

Zoning Commission Recommendation:

Approval

VOTE

FOR 10

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Fred Kaiser 207-7942

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ZONING CASE NO. Z2004180 – December 21, 2004

Applicant: Earl & Associates, P. C.

Zoning Request: "C-3R" Restrictive Commercial District to PUD "R-5" Planned Unit Development Residential Single-Family District.

Buck Benson, 111 Soledad, representing the owner, stated they are proposing to develop as a single-family community on the subject property. He stated this request it to allow for this property to be developed as one Master Plan Community and to have gated entrances and gated access with amenities that would be good benefit to this community. He further stated he has been in contact with Mary Lee Buettner, representative of Heritage Neighborhood Association, who is in support of this proposed development with the following conditions: 1. Single-family dwellings only; 2. Mandatory homeowners association; 3. Exterior fencing along street would be cedar column and would be maintain on a yearly basis; 4. Planting on trees with a minimum caliper of 2 inches on each lot in the community; 5. Minimum square footage of homes is 1,700 square feet; 6. All homes would 2-car garage. He further stated he has been working with Richard De La Cruz, Traffic Division to address the traffic issues.

FAVOR

Mary Lee Buettner, representing Heritage Neighborhood Association, stated she has been working with Mr. Benson with regards to this development and are in full support with the condition as stated by Mr. Benson.

Richard De La Cruz, Traffic Division, stated he has been working with Mr. Benson with regards to this development to address the traffic issues.

Staff stated there were 28 notices mailed out to the surrounding property owners, 0 returned in opposition and 4 returned in favor and no response from Heritage Neighborhood Association.

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 Sherrill to recommend approval.

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1. Property is located on P-3, Block 33, NCB 15849 at Hunt Land and Ingram Road.
2. There were 28 notices mailed, 0 returned in opposition and 4 in favor.
3. Staff recommends approval.

**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.