

CASE NO: Z2004227

Staff and Zoning Commission Recommendation - City Council

Date: February 10, 2005

Zoning Commission Meeting Date: January 18, 2005

Council District: 2

Ferguson Map: 618 D5

Appeal: No

Applicant:

Heather Drake

Owner:

Standage Company

Zoning Request: From C-3 NA S General Commercial Nonalcoholic Sales District with a Specific Use Authorization for a Mini Storage Facility to MF-33 Multi-Family District

Lot 1B through 13B, NCB 10614

Property Location: 4603, 4607 and 4426 East Houston Street

Close to the intersection of South W.W. White Road and East Houston Street

Proposal: To construct a multi-family apartment complex.

Neighborhood Association: Huntleigh Park Neighborhood Association

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval.

The subject property is currently vacant and located close to the intersection of two major thoroughfares, East Houston Street and South W.W. White Road. A townhome development is located to the east of the property in a MF-33 district. C-3 General Commercial districts with uses such as a hotel, carwash, and funeral home are located to the west of the property. A VIA Metropolitan Transit Stop is available for the potential residents on East Houston Street. The subject property is located close to supporting transportation and commercial facilities for the use of the multi-family residents. This property was previously rezoned from R-5 Single-Family District to C-3 NA S Commercial District with a Specific Use Authorization for a self-storage facility. The storage facility was not developed on the subject property.

Zoning Commission Recommendation:

VOTE

Approval

FOR 10

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Robin Stover 207-7945

Z2004227

ZONING CASE NO. Z2004227 – January 18, 2005

Applicant: Heather Drake

Zoning Request: "C-3NA" General Commercial Nonalcoholic Sales District with a Specific Use Authorization for a Mini Storage Facility to "MF-33" Multi-Family District.

Debra Guerrero, 3915 Skylark, representing the owner, stated their intent is to construct a multi-family senior apartment complex on the subject property. She stated they have been working with the neighborhood association with regards to this development and have address their concerns.

Staff stated there were 18 notices mailed out to the surrounding property owners, 1 returned in opposition and 1 returned in favor and no response from Huntleigh Park 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 Dixon and seconded by Commissioner Avila to recommend approval.

1. Property is located on Lot 1B through 13B, NCB 10614 at 4603, 4607 and 4426 East Houston Street.
2. There were 18 notices mailed, 1 returned in opposition and 1 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.