

ZONING CASE: Z2005-005

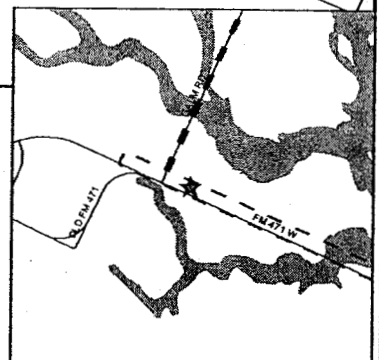
City Council District NO. 6

Requested Zoning Change
From: "R-6" To "R-5 and C-2"

Date: February 10, 2005

Scale: 1" = 700'

- Subject Property
- 200' Notification



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CASE NO: Z2005005

Staff and Zoning Commission Recommendation - City Council

Date: February 10, 2005

Zoning Commission Meeting Date: January 18, 2005

Council District: 6

Ferguson Map: 545 B8

Appeal: No

Applicant: Owner

Obra Homes & Culebra-Galm, Ltd.

Obra Homes & Culebra-Galm, Ltd.

Zoning Request: From R-6 Residential Single-Family District to R-5 Residential Single-Family District on 44.96 acres and C-2 Commercial District on 5.95 acres out of NCB 18296

50.91 acres out of NCB 18296

Property Location: 12891 FM 471 West

North east corner of Galm Road and Culebra Road

Proposal: Commercial and residential use

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. The subject property is a small part of a large development, which will contain a small portion of commercial zoning and the remaining residential zoning. The subject property is vacant undeveloped land and surrounded by undeveloped land.

Zoning Commission Recommendation

Approval

CASE MANAGER : Richard Ramirez 207-5018

VOTE

FOR	10
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2005005

ZONING CASE NO. Z2005005 – January 18, 2005

Applicant: Obra Homes & Culebra-Galm, Ltd.

Zoning Request: "R-6" Historic Residential Single Family District to "R-4" Residential Single Family District on 44.96 acres, "C-3" General Commercial District on 3.78 acres and "C-2" Commercial District on 2.17 acres out of NCB 18296.

Chad Kerry, 900 Isom, representing the applicant, stated at this time he would like to amend their request to "R-5" and "C-2". He stated the subject property would be part of a larger master plan project. The major of the property will be residential with some commercial use.

Staff stated there were 3 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 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 Sherrill to recommend approval of "R-5" and "C-2".

1. Property is located on 50.91 acres out of NCB 18296 at 12891 FM 471 West.
2. There were 3 notices mailed, 0 returned in opposition and 0 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.