

CASE NO: Z2005061

Staff and Zoning Commission Recommendation - City Council

City Coucil continuance from April 28, 2005

Date: August 11, 2005

Zoning Commission Meeting Date: April 05, 2005

Council District: 3

Ferguson Map: 682 B3

Applicant:

Ramiro Reyes

Owner:

Ramiro Reyes

Zoning Request: From C-2NA Commercial, Nonalcoholic Sales District to MF-33 Multi-Family District on .5406 acres and R-6 Residential Single Family District on .1670 acres

Lot 265A, Block 23, NCB 11122

Property Location: 730 W. Mally Blvd.

Proposal: To single family and multi family use

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. The subject property is located on Commercial Avenue, an arterial street. The proposed MF-33 is a downzoning from the existing C-2 NA zoning. The apartment development is more compatible with the neighborhood then C-2.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Fred Kaiser 207-7942

VOTE

FOR	9
AGAINST	0
ABSTAIN	0
RECUSAL	0

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ZONING CASE NO. Z2005061 – April 5, 2005

Applicant: Ramiro Reyes

Zoning Request: "C-2NA" Commercial, Nonalcoholic Sales District to "MF-33" Multi-Family District on .5406 acres and "R-6" Residential Single Family District on .1670 acres.

Arnie Gonzalez, 16003 Chase Hill Blvd. representing the applicant, stated their intent is to develop single family and multi family homes on the subject property. He stated their egress/ingress for the multi family development would be on Mally Boulevard. He further stated they would be developing approximately 6 lots of single-family units and they are also anticipating a dedication for the widening of Commercial Avenue.

OPPOSE

Alexander Wong, 4153 Commercial, stated he does not support the multi family development of this project. He stated there is an apartment complex in the area and feels another multi family development would increase the traffic flow and an increase in crime in the neighborhood. He further stated he has not met with the representative of this project for more clarification on how the proposed development would look like.

REBUTTAL

Arnie Gonzalez, 16003 Chase Hill Blvd. representing the applicant, stated the multi family development would be 14 to 16 units. There will be approximately 5 to 6 lots that will be developed as single family.

Staff stated there were 19 notices mailed out to the surrounding property owners, 3 returned in opposition and 1 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 Dutmer and seconded by Commissioner Avila to recommend approval.

1. Property is located on Lot 265A, Block 23, NCB 11122 at 730 Mally Boulevard.
2. There were 19 notices mailed, 3 returned in opposition and 1 in favor.
3. Staff recommends approval.

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AYES: Martinez, Robbins, Kissling, Dutmer, Dixon, Sherrill, Avila, Stribling, Peel
NAYS: None

THE MOTION CARRIED

RESULTS OF COUNCIL HEARING April 28, 2005

City Council granted a continuance until August 11, 2005

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.