

# ZONING CASE: Z2005-117

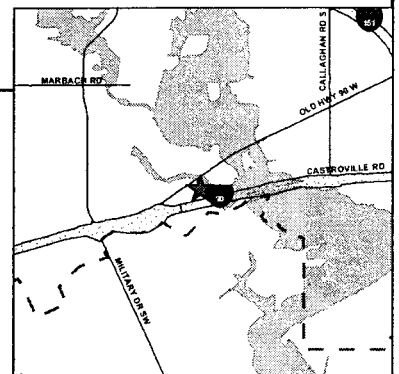
City Council District NO. 6  
 Requested Zoning Change  
 From: I-1 To MF-33  
 Date: August 11, 2005  
 Scale: 1" = 200'

Subject Property

200' Notification



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# CASE NO: Z2005117

## Staff and Zoning Commission Recommendation - City Council

Zoning Commission continuance from June 7, 2005

**Date:** August 11, 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:** Old Highway 90 West

Northside side of Old Highway 90 West

**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 Commercial District, Restrictive Alcoholic Sales 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 NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.