





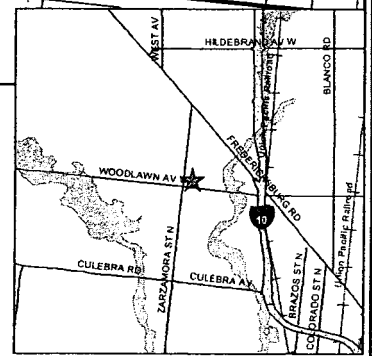
# **ZONING CASE: Z2005-010 C**

City Council District NO. 1  
 Requested Zoning Change  
 From: "R-6" To "R-6C"  
 Date: February 24, 2005  
 Scale: 1" = 200'

 Subject Property  
 200' Notification



C:\DEC\_7\_2004



# CASE NO: Z2005010

## Staff and Zoning Commission Recommendation - City Council

Zoning Commission: Continuance from January 18, 2005 to consider R-6C

Date: February 24, 2005

Zoning Commission Meeting Date: February 01, 2005

Council District: 1

Ferguson Map: 616 A1

Appeal: No

Applicant: Owner:

Casey Cooke Casey Cooke

**Zoning Request:** From R-6 Residential Single Family District to R-6 C Residential Single-Family District with Conditional Use for Multi-Family Dwellings not to exceed 23 units per acre

Lot 12, Block 5, NCB 1967

**Property Location:** 1647 W. Woodlawn

**Proposal:** To make existing zoning consistent with the current use of property

**Neighborhood Association:** Woodlawn Lake Community Association, Jefferson Neighborhood Association

**Neighborhood Plan:** Near Northwest Community Plan

**TIA Statement:** A Traffic Impact Analysis is not required

**Staff Recommendation:**

Consistent. This area is identified for medium-density residential.

Approval. The conditional use will permit up to 4 units on the property. A fourplex is consistent with the neighborhood plan. High density residential provides an appropriate transition between the commercial development and the single-family neighborhood. The area is developed and zoned with a mix of commercial and multi-family dwellings.

**Zoning Commission Recommendation:**

Approval R-6 C

**VOTE**

**FOR** 10

**AGAINST** 0

**ABSTAIN** 0

**RECUSAL** 0

**CASE MANAGER :** Fred Kaiser 207-7942

**Z2005010**

**ZONING CASE NO. Z2005010** – January 18, 2005

Applicant: Casey Cooke

Zoning Request: “R-6” Residential Single Family District to “MF-25” Multi Family District.

Angelique Naylor, 1647 W. Woodlawn, representing the owner, stated she would like to amend her request to “R-6” C with conditional use for a fourplex. She stated the purpose of this request is to make existing use consistent. She further stated there would be no additions to the existing structure or parking. She also stated the surrounding uses are fourplex and feels this request would not have a negative impact on the neighborhood. She stated she has been in contact with the representatives from Jefferson Neighborhood Association, City Council representative and Commissioner Kissling who are in support of this request. She has also been met with City staff to address any traffic issues.

Staff stated there were 24 notices mailed out to the surrounding property owners, 1 returned in opposition and 1 returned in favor and no response from Woodlawn Lake Community Association and Jefferson 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.

**FINDING OF CONSISTENCY OF THE MASTER PLAN**

**COMMISSION ACTION**

The motion was made by Commissioner Kissling and seconded by Commissioner Dixon to find consistency of the neighborhood plan as amended.

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

**NAYS: None**

**THE MOTION CARRIED**

**COMMISSION ACTION**

The motion was made by Commissioner Kissling and seconded by Commissioner Dixon to recommend approval of “R-6” C with conditional use for a fourplex.

**Z2005010**

1. Property is located on the Lot 12, Block 5, NCB 1967 at 1647 W. Woodlawn.
2. There were 24 notices mailed, 1 returned in opposition and 1 in favor.
3. Staff recommends denial.

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

**NAYS: None**

**THE MOTION CARRIED**

**ZONING CASE NO. Z2005010** – February 1, 2005

Applicant: Casey Cooke

Zoning Request: "R-6" Residential Single Family District to "MF-25" Multi Family District.

Angelique Naylor, 1647 W. Woodlawn, representing the owner, stated she has agreed to amend their request as staff has recommended to "R-6" C with conditional use for a fourplex.

Staff stated there were 24 notices mailed out to the surrounding property owners, 2 returned in opposition and 6 returned in favor and no response from Woodlawn Lake Community Association and Jefferson 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.

**FINDING OF CONSISTENCY OF THE MASTER PLAN**

**COMMISSION ACTION**

The motion was made by Commissioner Kissling and seconded by Commissioner McAden to find consistency of the neighborhood plan as amended.

**AYES: Martinez, Robbins, Cardenas-Gamez, Kissling, Dutmer, Dixon, Sherrill, McAden, Avila, Stribling, Peel**

**NAYS: None**

**THE MOTION CARRIED**

**Z2005010**

**COMMISSION ACTION**

The motion was made by Commissioner Kissling and seconded by Commissioner Dixon to recommend approval of "R-6" C with conditional use for a fourplex.

1. Property is located on the Lot 12, Block 5, NCB 1967 at 1647 W. Woodlawn.
2. There were 24 notices mailed, 1 returned in opposition and 1 in favor.
3. Staff recommends denial.

**AYES: Martinez, Robbins, Cardenas-Gamez, 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.