

# ZONING CASE: Z2005-023

City Council District NO. 2

Requested Zoning Change

From: R-4 EP-1 To MF-33 EP-1

Date: February 15, 2005

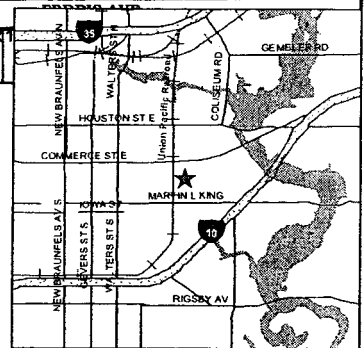
Scale: 1" = 300'

Subject Property

200' Notification



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# CASE NO: Z2005023

## Staff and Zoning Commission Recommendation - City Council

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**Date:** February 24, 2005

**Zoning Commission Meeting Date:** February 15, 2005

**Council District:** 2

**Ferguson Map:** 617 F6

**Appeal:** No

**Applicant:**

Brown, P. C. Attorneys at Law

**Owner:**

William A. Nash IV

**Zoning Request:** From R-4 EP-1 Residential Single-Family Event Parking District to MF-33 EP-1 Multi-Family Event Parking District

9.881 acres out of NCB 10235

**Property Location:** 405 Spriggsdale Road

South of East Commerce Street and Spriggsdale intersection

**Proposal:** To develop an Apartment Community

**Neighborhood Association:** Coliseum Oaks Neighborhood Association

**Neighborhood Plan:** Arena District/Eastside Neighborhood Plan

**TIA Statement:** A Traffic Impact Analysis is not required at zoning, but will be required at plat and/or Master Development Plan level.

**Staff Recommendation:**

Consistent.

The land use plan identifies this property as Mixed Use.

Approval.

The subject property is currently vacant. Railroad tracks are located to the west and are in the process of being removed. The Arena District/Eastside Neighborhood Plan recommends that the railroad corridor eventually be added to the Major Thoroughfare Plan. Established single-family homes are located to the east and south of the subject property, and commercial development is located to the north. MF-33 Multi-Family District would serve as a transition between the existing single-family residential property and the commercial property to the north.

**Zoning Commission Recommendation:**

Approval

**VOTE**

**FOR** 8

**AGAINST** 0

**ABSTAIN** 0

**RECUSAL** 0

**CASE MANAGER :** Robin Stover 207-7945

**Z2005023**

**ZONING CASE NO. Z2005023** – February 15, 2005

Applicant: Brown, P. C.

Zoning Request: "R-4" "EP-1" Residential Single Family Event Parking District to "MF-33" "EP-1" Multi-Family Event Parking District.

Ken Brown, 112 E. Pecan, representing the owner, stated the purpose of this zoning change is to develop an apartment complex for senior citizens on the subject property. He stated the site is less than 10 acres and are proposing 250 units at 25 units per acre. He further stated he has been in contact with the surrounding neighbors as well as the Coliseum Oaks and Coliseum Willow Park Neighborhood Association and have received a letter of support.

Nina Nixon-Mendez, Planning Manager, stated one of the transportation goals in the Arena District Eastside Community Plan is to, at some point in the future, be able to use the railroad as a transportation corridor by adding it to the Major Thoroughfare Plan or for possibly light rail.

**FAVOR**

Wray Hood, 482 Hub, stated she has been in contact with the surrounding neighbors with regards to this request and they are all in support. She stated they invite new development into the community. She further stated this development would enhance the appearance of the neighborhood.

Vivianita Saucedo, 139 Baxter, stated she support this development however her only concern is that this would bring more noise pollution to the neighborhood. She stated there is an apartment complex and a car wash in the area and there is loud music continuously thought the day and night.

Staff stated there were 37 notices mailed out to the surrounding property owners, 3 returned in opposition and 4 returned in favor and Coliseum Oaks and Coliseum Willow Park Neighborhood Association are 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.

**FINDING OF CONSISTENCY OF THE MASTER PLAN**

**Z2005023**

**COMMISSION ACTION**

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

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

**NAYS: None**

**THE MOTION CARRIED**

**COMMISSION ACTION**

The motion was made by Commissioner Dixon and seconded by Commissioner Kissling to recommend approval.

1. Property is located on 9.881 acres out of NCB 10235 at 405 Spriggdale.
2. There were 37 notices mailed, 3 returned in opposition and 4 in favor.
3. Staff recommends approval.

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

**NAYS: None**

**THE MOTION CARRIED**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.