

CASE NO: Z2005179

Staff and Zoning Commission Recommendation - City Council

Date: August 11, 2005

Zoning Commission Meeting Date: August 02, 2005

Council District: 8

Ferguson Map: 479 C7

Applicant:

Zuniga Development, Inc.

Owner:

Babcock Road, Ltd.

Zoning Request:

From RM-4 S Residential Mixed District with a Specific Use Authorization for a Golf Course to PUD R-6 Planned Unit Development Residential Single-Family District

40.176 acres out of NCB 18335

Property Location:

West of the intersection of Babcock Road and Heuermann Road

Proposal:

To add the PUD Overlay

**Neighborhood
Association:**

None

Neighborhood Plan:

None

TIA Statement:

A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval

The subject property is located northwest of the intersection of Heuermann Road and Babcock Road (a major thoroughfare). The surrounding properties are currently undeveloped. The request to add the PUD overlay would allow for the developer to build private streets as well as take advantage of the flexible development standards. PUD R-6 would be appropriate at this location. The remainder of the development will continue to the south outside of the city limits.

Zoning Commission Recommendation:

Approval

VOTE

FOR 9

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Robin Stover 207-7945

Z2005179

ZONING CASE NO. Z2005179 – August 2, 2005

Applicant: Zuniga Development, Inc.

Zoning Request: "RM-4" S Residential Mixed District with a Specific Use Authorization for a Golf Course to PUD "R-6" Planned Unit Development Residential Single Family District.

Buck Benson, 111 Soledad, representing the applicant, stated they are requesting this change in zoning to allow for a PUD overlay. He stated he has met with the representatives from Friends of Friedrich Park who are in support of this request.

Staff stated there were 10 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and Friends of Friedrich Park are in support.

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 Stribling and seconded by Commissioner Sherrill to recommend approval.

1. Property is located on 40.176 acres out of NCB 18335 at west of the intersection of Babcock Road and Heuermann Road.
2. There were 10 notices mailed, 0 returned in opposition and 2 in favor.
3. Staff recommends approval.

AYES: Martinez, Robbins, Rodriguez, Kissling, Farias, Dixon, Sherrill, McAden, Avila, Stribling, Gray

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.