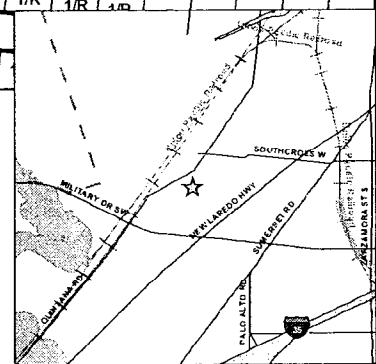




# ZONING CASE: Z2005-064

City Council District NO. 4  
 Requested Zoning Change  
 From: "C-2" To "MF-25"  
 Date: May 12, 2005  
 Scale: 1" = 200'

- Subject Property
- 200' Notification



# CASE NO: Z2005064

## Staff and Zoning Commission Recommendation - City Council

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Continuance from Zoning Commission April 5, 2005

**Date:** May 12, 2005

**Zoning Commission Meeting Date:** April 19, 2005

**Council District:** 4

**Ferguson Map:** 649 C-6

**Applicant:** Corey Parra

**Owner:** Louis Parra

**Zoning Request:** From C-2 Commercial District to MF-25 Multi-Family District

**Property Location:** Lots 12 through 14, East 10 feet of Lot 11, Block 38, NCB 8925

212 Bynum Avenue, 927 and 931 King Avenue

Property generally located north of SW Military Drive and east of Quintana Road

**Proposal:** To build 3 duplexes (6 units)

**Neighborhood Association:** Quintana Community Association

**Neighborhood Plan:** None

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

**Staff Recommendation:**

Approval.

The subject property is located at the intersection of Bynum Avenue (a collector) and King Avenue (a local road). Given that the surrounding neighborhood is predominantly single family homes with some low intensity multi-family and commercial, MF-25 would be an appropriate density for this neighborhood.

The subject property is approximately 1/2 acre and could yield a maximum of 12 units with the MF-25 District zoning.

**Zoning Commission Recommendation:**

Approval

**CASE MANAGER :** Trish Wallace 207-0215

**VOTE**

<b>FOR</b>	10
<b>AGAINST</b>	0
<b>ABSTAIN</b>	0
<b>RECUSAL</b>	0

**Z2005064**

**ZONING CASE NO. Z2005064** – April 5, 2005

Applicant: Corey Parra

Zoning Request: "C-2" Commercial District to "MF-25" Multi-Family District.

Deborah Austin, 4959 View, representing the applicant, stated their intent is to construct duplexes (1 per lot) on the subject property.

Staff stated there were 32 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Quintana Community 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.

**COMMISSION ACTION**

The motion was made by Commissioner Avila and seconded by Commissioner Dutmer to recommend a continuance until April 19, 2005.

1. Property is located on the east 10 feet of Lot 11, Lot 12 thru 14, Block 38, NCB 8925 at 212 Bynum Avenue and 927 and 931 King Avenue.
2. There were 32 notices mailed, 0 returned in opposition and 0 in favor.
3. Staff recommends approval.

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

**THE MOTION CARRIED**

**ZONING CASE NO. Z2005064** – April 19, 2005

Applicant: Corey Parra

Zoning Request: "C-2" Commercial District to "MF-25" Multi Family District.

George Parra, representing the applicant, stated they are proposing to develop 3 duplexes, a total of 6 units, on the subject property. He stated they have been in contact with Quintana Community Association who are in support of this request.

Staff stated there were 32 notices mailed out to the surrounding property owners, 3 returned in opposition and 1 returned in favor.

**Z2005064**

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 Avila and seconded by Commissioner Dutmer to recommend approval.

1. Property is located on Lots 11 through 14, Block 38, NCB 8925 at 212 Bynum Avenue, 927 and 931 King Avenue.
2. There were 32 notices mailed, 3 returned in opposition and 1 in favor.
3. Staff recommends approval.

**AYES: Martinez, Robbins, 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.