

ZONING CASE: Z2005-008

City Council District NO. 4

Requested Zoning Change

From: C-1 To R-5

Date: April 14, 2005

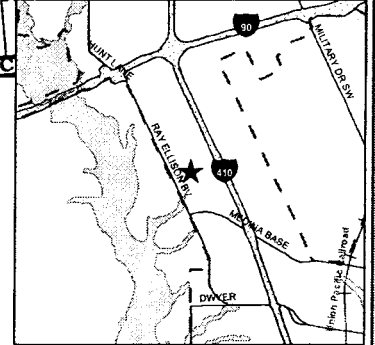
Scale: 1" = 400'

 Subject Property

 200' Notification



C:\DEC 7, 2004



CASE NO: Z2005008

Staff and Zoning Commission Recommendation - City Council

Continuance from Zoning Commission January 18, 2005 & February 15, 2005

Date: April 14, 2005

Zoning Commission Meeting Date: March 15, 2005

Council District: 4

Ferguson Map: 647 C3

Appeal: No

Applicant:

Continental Homes

Owner:

Air Force Village Foundation % Leo M. Cutcliff Jr.

Zoning Request: From C-1 Commercial District to R-5 Residential Single-Family District
43.48 acres out of NCB 15148

Property Location: The intersection of Ray Ellison Drive and Valley Hi Drive

Proposal: To develop a residential subdivision.

Neighborhood Association: Valley Hi North Neighborhood Association, People Active in Community Effort

Neighborhood Plan: None

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

Staff Recommendation:

Approval.

The subject property is currently vacant and located on Ray Ellison Boulevard, a major thoroughfare. The immediate surrounding land uses are primarily residential. There is an assisted living facility to the east and residential units to the north and south. Lackland Air Force Base is located to the west of the subject property. R-5 Residential Single-Family District would be appropriate in this area considering the surrounding land uses and the close proximity to several amenities including an elementary school, a playground, and a grocery store. A change from C-1 Light Commercial District to R-5 Residential Single-Family District would be a down zoning.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Robin Stover 207-7945

VOTE

FOR 9

AGAINST 0

ABSTAIN 1

RECUSAL 0

Z2005008

ZONING CASE NO. Z2005008 – January 18, 2005

Applicant: Continental Homes

Zoning Request: "C-1" Commercial District to "R-5" Residential Single Family District.

Brian Stoffer, 211 N. 1604, stated at this time he would like to request a 30-day continuance to meet with the neighborhood associations.

Staff stated there were 18 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Valley Hi North Neighborhood Association and People Active in Community Efforts.

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 February 15, 2004.

1. Property is located on 43.48 acres out of NCB 15148 at the intersection of Ray Ellison Drive and Valley Hi Drive.
2. There were 18 notices mailed, 0 returned in opposition and 0 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED

ZONING CASE NO. Z2005008 – February 15, 2005

Applicant: Continental Homes

Zoning Request: "C-1" Commercial District to "R-5" Residential Single Family District.

Z2005008

Eric Jucknies, 211 N. Loop 1604 E., #130, representing the owner, stated they are requesting this change in zoning to allow development for a residential subdivision on the subject property. She stated they have met with PACE, Valley Hi North, Air Force Village and Stablewood Neighborhood Association to present their proposal. She stated in meeting with the community they expressed concerns with sewer, traffic control and drainage issues and have been working with their engineer to address these concerns. They are proposing a detention area between Ravenswood and Valley Hi Drive. In addition, they would also perform a traffic impact analysis. She stated they would also provide a 100-foot buffer. She stated 90 feet of which would run across the common boundary line of Valley Hi and Air Force Village would serve as a hike and bike trails. They would also provide wood cap fencing. She feels this development would be good for the community.

Chuck Walls, 4917 Ravenswood Dr., representing Air Force Village I, stated he has met with Mrs. Jucknies with regards to this development and feels their concerns have been addressed therefore they are in support. He stated this development would be beneficial to the community and enhance the appearance of the neighborhood.

Bill Williams, 4917 Ravenswood Dr., stated he has also met with Mrs. Jucknies and strongly support this request.

OPPOSE

Jim Meyers, 5539 Cool Valley, representing PACE and Valley Hi North Neighborhood Association, stated he has been in contact with Mrs. Jucknies and feels this project needs more time to address the drainage, traffic and sewer issues. He stated he would like a 30-day continuance to continue to work on these issues.

REBUTTAL

Eric Jucknies, 211 N. Loop 1604 E., #130, representing the owner, stated she would like to request this "R-5" zoning designation be granted and at the time of the platting stages we would address all their concerns. She stated they have assured the residents that their concerns with the drainage, traffic and sewer would be addressed during the platting process of this development.

Z2005008

Staff stated there were 18 notices mailed out to the surrounding property owners, 6 returned in opposition and 5 returned in favor and Springville Neighborhood Association and People Active in Community Effort (PACE) is in opposition.

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 Kissling to recommend a continuance until March 15, 2005.

1. Property is located on the 43.48 acres out of NCB 15148 at the intersection of Ray Ellison Drive and Valley Hi Drive.
2. There were 18 notices mailed, 6 returned in opposition and 5 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED

ZONING CASE NO. Z2005008 – March 15, 2005

Applicant: Continental Homes

Zoning Request: "C-1" Commercial District to "R-5" Residential Single Family District.

Eric Jucknies, 1406 Deer Run, representing the owner, stated this case was continued for 30 days to continue dialog with the surrounding neighbors and neighborhood association regarding this zoning request. She has also met with the president of Air Force Village Foundation and Councilman Perez. She feels all their concerns have been addressed. She stated their intent is to develop a residential subdivision on the subject property.

FAVOR

Col. Henry McMillan, CEO for Air Force Village Foundation, stated they have met with Mrs. Jucknies regarding this zoning request and strongly support this request. He feels the proposed development would be start for renovating the community.

Bill Williams, 4917 Ravenswood Drive, representing Residents Council @ Air Force Village I, stated he would like to express their support of this request.

Z2005008

Staff stated there were 18 notices mailed out to the surrounding property owners, 5 returned in opposition and 6 returned in favor and People Active in Community Efforts and Valley Hi North Neighborhood Association are in support with some conditions.

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 Cardenas-Gamez to recommend approval.

1. Property is located on 43.48 acres out of NCB 15148 at the intersection of Ray Ellison Drive and Valley Hi Drive.
2. There were 18 notices mailed, 5 returned in opposition and 6 in favor.
3. Staff recommends approval.

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

NAYS: None

ABSTAIN: Dutmer

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.