

CASE NO: Z2005098

Staff and Zoning Commission Recommendation - City Council

Date: May 26, 2005

Zoning Commission Meeting Date: May 17, 2005

Council District: 8

Ferguson Map: 479 F5

Applicant:

H. M. Dominion Ridge Ltd., Attn: Jay
Hanna

Owner:

Cielo Vista Associates & Cielo Nepton Joint Venture,
Attn: Corky Ingraham

Zoning Request:

From R-6 Residential Single-Family District, R-20 Residential Single-Family District, MF-33 Multi-Family District, ED Entertainment District and RM-4 Residential Mixed District to R-6 PUD Residential Single Family Planned Unit Development District on 221.7 acres out of NCB 34034 and C-3 General Commercial District on 35.65 acres out of NCB 18335, NCB 18338 and NCB 34034

35.65 acres out of NCB 18335, NCB 18338, and NCB 34034; and 221.7 acres out of NCB 34034

Property Location:

North and West of the bend in Milsa

Proposal:

To develop single family residences, retail space, and office space

**Neighborhood
Association:**

Friends of Friedrich Wilderness Park

Neighborhood Plan:

None

TIA Statement:

A Level 3 Traffic Impact Analysis (TIA) was submitted in accordance with TIA Ordinance 91700.

Staff Recommendation:

Approval.

The subject property is currently vacant. Friedrich Park is located to the southwest and residential homes are located to the southeast of the property. Residential zoning is proposed on the 221.7 acres to the west and commercial zoning is proposed to the east. The R-6 PUD Residential Single-Family Planned Unit Development would only allow for 5 units per acre. This rezoning would reduce the total possible number of residential units on the property from roughly 3,055 to 1,108. C-3 General Commercial District would be more appropriate than R-20 Residential Single-Family District at this site due to the location at the intersection of major thoroughfares and the future development of the overpass across IH-10.

Zoning Commission Recommendation:

VOTE

Approval

FOR 8

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Robin Stover 207-7945

Z2005098

ZONING CASE NO. Z2005098 – May 17, 2005

Applicant: H. M. Dominion Ridge Ltd.

Zoning Request: "R-6" "GC-1" Residential Single Family Gateway Corridor District, "R-20" "GC-1" Residential Single Family Gateway Corridor District, "R-6" Residential Single Family District, "R-20" Residential Single Family District, "MF-33" Multi Family District, "ED" Entertainment District and "RM-4" Residential Mixed District to "R-6" PUD Residential Single Family Planned Unit Development District on 221.7 acres out of NCB 34034 and "C-3" "GC-1" General Commercial Gateway Corridor District and "C-3" General Commercial District on 35.65 acres.

Ken Brown, 112 E. Pecan, representing the applicant, stated they are proposing to develop a single-family subdivision with some retail and office space on the subject property. He stated he has been working with the representatives of Friends of Friedrich Wilderness Park Neighborhood Associations to present his proposal and has received a letter of support from them.

Staff stated there were 40 notices mailed out to the surrounding property owners, 2 returned in opposition and 2 returned 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.

COMMISSION ACTION

The motion was made by Commissioner Stribling and seconded by Commissioner Sherrill to recommend approval.

1. Property is located on 35.65 acres out of NCB 18335, NCB 18338 and NCB 34034; and 221.7 acres out of NCB 34034, north and west of the bend at Milsa Drive.
2. There were 40 notices mailed, 2 returned in opposition and 2 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED

Z2005098

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.