

CASE NO: Z2005064 C

Staff and Zoning Commission Recommendation - City Council

Continuance from Zoning Commission April 5, 2005 and City Council May 12 and May 19, 2005

Date: June 09, 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 R-6 C with Conditional Use for three (3) duplexes at a density not to exceed 12 units per acre.

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, duplexes would be an appropriate for this neighborhood.

The proposed rezoning is for R6-C with conditional use for Three (3) Duplexes (6 units). Because the subject property is approximately 1/2 acre, this would create a density not to exceed 12 units per acre.

Zoning Commission Recommendation:

Approval

VOTE

FOR 10

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Trish Wallace 207-0215

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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 COUNCIL HEARING May 12, 2005

City Council granted a continuance until May 19, 2005

RESULTS OF COUNCIL HEARING May 19, 2005

City Council granted a continuance until June 9, 2005

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.