



# CASE NO: Z2004218

## Staff and Zoning Commission Recommendation - City Council

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City Council Continuance from June 09, 2005

**Date:** August 11, 2005

**Zoning Commission Meeting Date:** December 21, 2004

**Council District:** 6

**Ferguson Map:** 613 B5

**Applicant:**

Earl & Associates, P. C.

**Owner:**

William E. Cooper, Inc.

**Zoning Request:** From C-2NA Commercial, Nonalcoholic Sales District to PUD R-5 Planned Unit Development Residential Single-Family District

Lot P-5, Block 35, NCB 17875

**Property Location:** Southwest corner of Cable Ranch Road and Waters Edge Drive

**Proposal:** To be developed as a single family residential community

**Neighborhood Association:** None

**Neighborhood Plan:** None

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

**Staff Recommendation:**

Approval. The subject tract is one of several properties in the immediate area that have been rezoned. The existing street pattern and classification will provide adequate traffic circulation for the overall development. The proposed zoning will result in a decrease in the number of residential units permitted and the PUD zoning is consistent with other development in the area. (The C-2NA zoning, previously B-2NA, permits multi-family development at 33 units per acre)

**Zoning Commission Recommendation:**

Approval

**CASE MANAGER :** Robin Stover 207-7945

**VOTE**

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

**Z2004218**

**ZONING CASE NO. Z2004218** – December 21, 2004

Applicant: Earl & Association, P. C.

Zoning Request: "C-2NA" Commercial Nonalcoholic Sales District to PUD "R-5"  
Planned Unit Development Residential Single Family District.

Buck Benson, 111 Soledad, represented this case.

Staff stated there were 10 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 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 Peel and seconded by Commissioner Avila to recommend approval.

1. Property is located on Lot P-5, Block 35, NCB 17875 at the southwest corner of Cable Ranch Road and Waters Edge Drive.
2. There were 10 notices mailed, 0 returned in opposition and 3 in favor.
3. Staff recommends approval.

**AYES: Martinez, Robbins, Cardenas-Gamez, Dutmer, Dixon, Sherrill, McAden, Avila, Stribling, Peel**

**NAYS: None**

**THE MOTION CARRIED**

**RESULTS OF COUNCIL HEARING** June 9, 2005

City Council granted a continuance until August 11, 2005

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.