



# CASE NO: Z2005104 C

## Staff and Zoning Commission Recommendation - City Council

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City Council Continuance from June 9, 2005 to consider R-6C

**Date:** June 23, 2005

**Zoning Commission Meeting Date:** May 17, 2005

**Council District:** 5

**Ferguson Map:** 649 C5

**Applicant:** Louis Parra

**Owner:** Louis Parra

**Zoning Request:** From C-2 Commercial District to R-6 C with Conditional Use for Duplex not to exceed 13 units per acre (2 units on subject property)

**Property Location:** Lot 7, Block 21, NCB 8917  
528 Wilcox

Property generally located south of Wilcox Avenue and east of Quintana Road

**Proposal:** To build a duplex

**Neighborhood Association:** Quintana Community

**Neighborhood Plan:** None

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

**Staff Recommendation:**

Approval.

Commercial uses are located to the west and north of the subject property. Single-Family homes are located west, northwest, and south of the subject property. Attached housing may provide an appropriate transition between the commercial and single-family uses. The surrounding zoning is currently MF-33 even though most of the homes are currently single-family residences.

The property is .1607 acres which is approximately 7,000 square feet. RM-4 for a duplex requires a minimum of 7,920 square feet. Existing C-2 zoning which was previously B-2 allows apartments by-right, but a minimum of five units would be required. The proposed rezoning would allow for less residential density than otherwise permitted.

**Zoning Commission Recommendation:**

Approval

**VOTE**

<b>FOR</b>	<b>7</b>
<b>AGAINST</b>	<b>0</b>
<b>ABSTAIN</b>	<b>0</b>
<b>RECUSAL</b>	<b>0</b>

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

**Z2005104 C**

**ZONING CASE NO. Z2005104** – May 17, 2005

Applicant: Louis Parra

Zoning Request: "C-2" Commercial District to "MF-33" Multi-Family District.

Louis Parra, 27955 Reita Ranch, applicant, stated he is requesting this change in zoning to allow development of a duplex on the subject property. He stated is agreeable to an "MF-25" zoning designation, as staff has recommended.

Staff stated there were 26 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 returned in favor and no response from Quintana Community.

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 Robbins to recommend approval of "MF-25".

1. Property is located on Lot 7, Block 21, NCB 8917 at 528 Wilcox.
2. There were 26 notices mailed, 0 returned in opposition and 3 in favor.
3. Staff recommends denial of "MF-33" and approval of "MF-25".

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

**NAYS: None**

**THE MOTION CARRIED**

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

City Council granted a continuance until June 23, 2005

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.