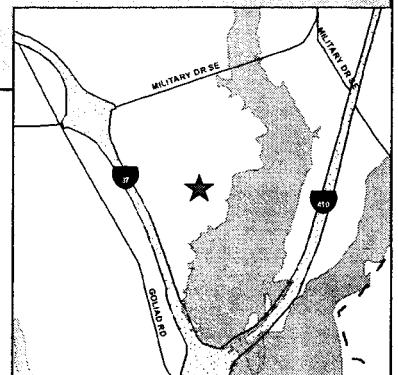


Notices Mailed
In Opposition
In Favor

ZONING CASE: Z2005-160

City Council District NO. 3
Requested Zoning Change
Form: R-4 To RM-4
Date: August 11, 2005
Scale: 1" = 400'

Subject Property
200' Notification



CASE NO: Z2005160

Staff and Zoning Commission Recommendation - City Council

Date: August 11, 2005

Zoning Commission Meeting Date: July 19, 2005

Council District: 3

Ferguson Map: 652 8B

Applicant:

Earl & Associates, P. C.

Owner:

STLP 2 Ltd.

Zoning Request: From R-4 Residential Single-Family District to RM-4 Residential Mixed District

44.99 acres out of NCB 10879

Property Location: Fairlawn Drive and Monte Seco

Southeast of S.E. Military Drive

Proposal: Single-family dwellings

Neighborhood Association: Highland Forest Neighborhood Association

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required. A Traffic Impact Analysis (TIA) may be required at plat and/or building permit level.

Staff Recommendation:

Approval

The subject property is adjacent to R-4 Residential Single-Family District to the northwest, northeast and R-5 Residential Single-Family District to the southwest. The RM-4 Residential Mixed District provides design flexibility while preserving the neighborhood character. The RM-4 Residential Mixed District will allow for the construction of the back porch with out encroaching on the rear setback. The 44.99 acre tract is part of the total single-family development adjacent to it.

Zoning Commission Recommendation:

Approval

VOTE

FOR	10
AGAINST	0
ABSTAIN	0
RECUSAL	0

CASE MANAGER : Pedro Vega 207-7980

Z2005160

ZONING CASE NO. Z2005160 – July 19, 2005

Applicant: Earl & Associates, P. C.

Zoning Request: “R-4” Residential Single Family District to “RM-4” Residential Mixed District.

Grant Gains, 111 Soledad, representing the owner, stated this is an on going development and are currently rezoning the 5th phase. The purpose of this request is to develop single-family dwellings on the subject property. He stated they have met with the neighborhood association along with the surrounding property owners who are in support of this development.

FAVOR

Mary Wallace, 438 Kate Schenck, stated she strongly supports this development. She feels this would be good for the community.

Staff stated there were 27 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and Highland Forest Neighborhood Association is 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 Farias and seconded by Commissioner Avila to recommend approval.

1. Property is located on 0.493 acres out of NCB 11513 at 1327 Bandera Road.
2. There were 27 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends approval.

AYES: Martinez, Robbins, Rodriguez, Kissling, Farias, Dixon, McAden, Avila, Stribling, Gray

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.