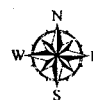


# **ZONING CASE: Z2005-171**

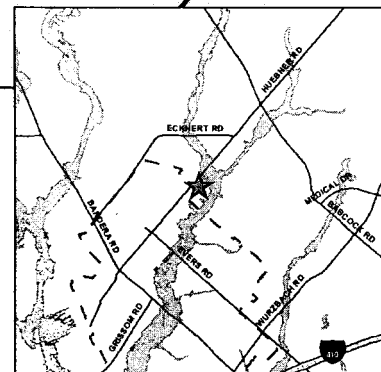
City Council District No. 8  
 Requested Zoning Change  
 From: "C-2" To "PUD MF-25"  
 Date: September 8, 2005  
 Scale: 1" = 200'

 Subject Property

 200' Notification



C:\Aug\_2\_2005



# CASE NO: Z2005171

## Staff and Zoning Commission Recommendation - City Council

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**Date:** September 08, 2005

**Zoning Commission Meeting Date:** August 02, 2005

**Council District:** 8

**Ferguson Map:** 548 B8

**Applicant:**

Brown Engineering Company: attn  
Mark Brown

**Owner:**

James A. Trautmann

**Zoning Request:** From "C-2" Commercial District to PUD "MF-25" Planned Unit Development  
Multi-family District

12 acres out of NCB 13665

**Property Location:** 7886 Huebner Road

Southwest corner of Huebner Road and Apple Green Road

**Proposal:** To permit a gated townhouse community.

**Neighborhood Association:** None - Pheasant Creek Neighborhood Association is within 200 feet.

**Neighborhood Plan:** None

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

**Staff Recommendation:**

Approval. Huebner Road is a primary arterial. Apple Green Road is a major point of access to the subdivision to the southeast. The plan is to build a fenced gated community providing screening to the properties backing to Lomax.

**Zoning Commission Recommendation:**

Approval

**CASE MANAGER :** Fred Kaiser 207-7942

**VOTE**

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

**Z2005171**

**ZONING CASE NO. Z2005171** -- August 2, 2005

Applicant: Brown Engineering Company

Zoning Request: "C-2" Commercial District to PUD "MF-25" Planned Unit  
Development Multi-Family District.

Jeff Brown, representing the owner, stated the property is currently vacant and their intent is to develop a gated townhouse community on the subject property. They are proposing to develop approximately 133 units with spring fencing, gate community with green areas and they would be a combination of one to two story buildings.

**OPPOSE**

John Turner, representing North Apple Creek Homeowners Association, stated they were unsure as to the type of zoning designation that was being requested. He stated they are concerned with the increase in traffic flow that would occur in the neighborhood with this development. He stated they are also concerned with drainage issue that he feels need to be address before any new development.

**REBUTTAL**

Jeff Brown, representing the owner, stated the traffic and drainage issues are being addressed. He stated they intent to abide by any and all guidelines that are required for this development.

Staff stated there were 48 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 returned in favor and 1 returned unmarked and there was no response received from Pheasant Creek Neighborhood 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 Stribling and seconded by Commissioner Kissling to recommend approval.

1. Property is located on 12 acres out of NCB 13665 at 7886 Huebner Road.
2. There were 48 notices mailed, 0 returned in opposition and 3 in favor.
3. Staff recommends approval.

**Z2005171**

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

**NAYS: None**

**THE MOTION CARRIED**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.