

CASE NO: Z2005188

Staff and Zoning Commission Recommendation - City Council

Date: September 08, 2005

Zoning Commission Meeting Date: August 16, 2005

Council District: 4

Ferguson Map: 647 E5

Applicant:

Salah E. Diab

Owner:

HLH Holdings, Ltd.

Zoning Request: From "C-2" Commercial District to "R-3" Residential Single-Family District
Tract 2, NCB 15171

Property Location: North of the Intersection of Ray Ellison Boulevard and South West Loop 410

Proposal: To develop garden homes

Neighborhood Association: People Active in Community Effort

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval.

The subject property is located on the Southwest Loop 410 access road (a major thoroughfare). The property to the north is used for a school and the property to the west and south are vacant. Established single-family homes are located past the vacant property to the west. "R-3" residential districts are designed to provide options for the development of specialize housing such as townhouses, cottages, and garden homes. This zoning change would serve as a continuation of the residential development to the west. Staff is recommending approval of this case because access to the property from the west is currently under construction.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Robin Stover 207-7945

VOTE

FOR 10

AGAINST 0

ABSTAIN 0

RECUSAL 0

Z2005188

ZONING CASE NO. Z2005188 – August 16, 2005

Applicant: Salah E. Diab

Zoning Request: "C-2" Commercial District to "R-3" Residential Single Family District.

Salah E. Diab, representing the owner, stated is part of the approved master development plan, Highland Heights Subdivision. He stated the purpose of this zoning change is to develop garden homes on the subject property. He further stated the maximum units are 48 but they are proposing to develop 44 to 45 units.

FAVOR

Jim Meyers, 5539 Cool Valley, President of People Active in Community Efforts (PACE), stated they have met with Mr. Diab to discuss his proposal and he would like to express their support for this project. He stated they strongly support residential development into the community.

Staff stated there were 4 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and People Active in Community Effort 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 Avila and seconded by Commissioner McAden to recommend approval.

1. Property is located on Tract 2, NCB 15171, north of the intersection of Ray Ellison Boulevard and South west Loop 410.
2. There were 4 notices mailed, 0 returned in opposition and 2 in favor.
3. Staff recommends denial.

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

NAYS: None

THE MOTION CARRIED

Z2005188

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.