

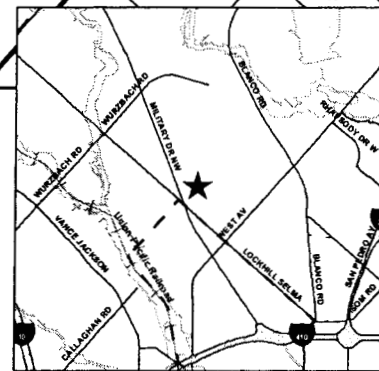
ZONING CASE: Z2005-125 C

City Council District NO. 9
 Requested Zoning Change
 From: "R-5" To R-5 C"
 Date: August 11, 2005
 Scale: 1" = 200'

Subject Property
 200' Notification



C:\June_7_2005



CASE NO: Z2005125 C

Staff and Zoning Commission Recommendation - City Council

Zoning Commission continuance from June 7 and July 5, 2005

Date: August 11, 2005

Zoning Commission Meeting Date: July 19, 2005

Council District: 9

Ferguson Map: 550 A4

Applicant: John A. Campbell

Owner: Gerald K. Walter

Zoning Request: From R-5 Residential Single-Family District to R-5 C with Conditional Use for Multi-family at a density not to exceed 18 units per acre

Property Location: Lots 3 through 7 and 12, Block 2, NCB 11718; Lot 1, Block 4, NCB 11720 and Lot 6, Block 3, NCB 11719

Property generally located on Brazil between Silver Oaks and Anchor

Proposal: To construct multi-family attached dwellings (e.g. duplex, triplex, quadplex)

Neighborhood Association: Lockhill Estates Neighborhood Association

Neighborhood Plan: None

TIA Statement: Traffic Impact Analysis not required

Staff Recommendation:

Approval with Conditions.

The subject property is currently vacant. R-5 C Zoning District with Conditional Use for Multi-Family units not to exceed 18 units per acre is appropriate for this location. The property to the southeast is currently zoned MF-33 and consists of duplex units. The zoning to the northwest is zoned PUD and consists of high density single-family units.

The subject property is approximately 3.14 acres. The proposed rezoning could yield up to 56 units. The proposed dwelling units would have access to bus transit facilities that currently exist along Belair and an elementary school located northeast of the subject property.

Rezoning the property to Multi-Family may encourage infill development at this location. The current zoning of R5 could yield 27 units. By contrast, rezoning the property to RM-4 could yield 34 units, and rezoning the property to MF-25 could yield 78 units.

The following conditions are recommended:

1. Due to multi-family nature of overall development, individual lots not exempt from landscape ordinance. Landscape requirements for multi-family (70 points) shall apply on all lots.
2. Street Trees shall be required as part of the landscape requirement. (Local A Street requires 28' of pavement and 50' ROW which leaves 22' for sidewalks and trees.)
3. Per neighborhood request, 8 foot privacy fence on rear property line of Lots 3 through 7 and 12, NCB 11718 and Lot 1, Block 4, NCB 11720
4. Per neighborhood request, no parking behind buildings at rear property line.

Zoning Commission Recommendation:

Approval with Conditions

VOTE

FOR 8

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Trish Wallace 207-0215

Z2005125 C

ZONING CASE NO. Z2005125 – June 7, 2005

Applicant: John A. Campbell

Zoning Request: "R-5" Residential Single Family District to "MF-33" Multi Family District.

Applicant/Representative not present.

Commissioner McAden stated the applicant requested a 30-day continuance.

Staff stated there were 67 notices mailed out to the surrounding property owners, 7 returned in opposition and 1 returned in favor and Lockhill Estates 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 McAden and seconded by Commissioner Dutmer to recommend a continuance until July 5, 2005.

1. Property is located on Lots 3 through 7 and 12, Block 2, NCB 11718; Lot 1, Block 4, NCB 11720 and Lot 6, Block 3, NCB 11719 at Brazil between Silver Oaks and Anchor.
2. There were 67 notices mailed, 7 returned in opposition and 1 in favor.
3. Staff recommends denial.

AYES: Martinez, Robbins, Dutmer, Dixon, Sherrill, McAden, Stribling, Peel

NAYS: None

THE MOTION CARRIED

ZONING CASE NO. Z2005125 C – July 5, 2005

Applicant: John A. Campbell

Zoning Request: "R-5" Residential Single Family District to "R-5" C Residential Single Family District with Conditional Use for a Multi-Family at a density not to exceed 18 units per acre.

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John A. Campbell, 11923 Pepper Ridge Cover, applicant, stated he would like to request a continuance until July 19, 2005.

Staff stated there were 67 notices mailed out to the surrounding property owners, 7 returned in opposition and 13 returned in favor and no response from Lockhill Estates 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 Sherrill and seconded by Commissioner Robbins to recommend a continuance until July 19, 2005.

1. Property is located on Lots 3 through 7 and 12, Block 2, NCB 11718; Lot 1, Block 4, NCB 11720 and Lot 6, Block 3, NCB 11719 on Brazil between Silver Oaks and Anchor.
2. There were 67 notices mailed, 7 returned in opposition and 13 in favor.
3. Staff recommends approval.

AYES: Martinez, Robbins, Rodriguez, Dutmer, Sherrill, Avila, Stribling

NAYS: None

THE MOTION CARRIED