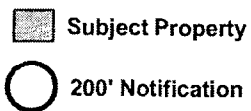


ZONING CASE: Z2004-218

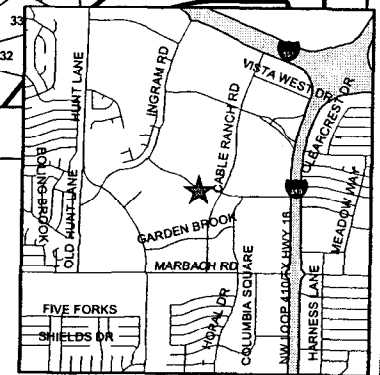
City Council District NO. 6
 Requested Zoning Change
 From: C-2NA To PUD R-5
 Date: June 9, 2005
 Scale: 1" = 300'



B-5
 p.612



C:\Oct 5, 2004
 (A.Z.)



CASE NO: Z2004218

Staff and Zoning Commission Recommendation - City Council

Date: June 09, 2005

Zoning Commission Meeting Date: December 21, 2004

Council District: 6

Ferguson Map: 613 B5

Applicant:

Earl & Associates, P. C.

Owner:

William E. Cooper, Inc.

Zoning Request: From C-2NA Commercial, Nonalcoholic Sales District to PUD R-5 Planned Unit Development Residential Single-Family District

Lot P-5, Block 35, NCB 17875

Property Location: Southwest corner of Cable Ranch Road and Waters Edge Drive

Proposal: To be developed as a single family residential community

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval. The subject tract is one of several properties in the immediate area that have been rezoned. The existing street pattern and classification will provide adequate traffic circulation for the overall development. The proposed zoning will result in a decrease in the number of residential units permitted and the PUD zoning is consistent with other development in the area. (The C-2NA zoning, previously B-2NA, permits multi-family development at 33 units per acre)

Zoning Commission Recommendation:

Approval

VOTE

FOR 10

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Fred Kaiser 207-7942

Z2004218

ZONING CASE NO. Z2004218 – December 21, 2004

Applicant: Earl & Association, P. C.

Zoning Request: "C-2NA" Commercial Nonalcoholic Sales District to PUD "R-5"
Planned Unit Development Residential Single Family District.

Buck Benson, 111 Soledad, represented this case.

Staff stated there were 10 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 returned 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 Peel and seconded by Commissioner Avila to recommend approval.

1. Property is located on Lot P-5, Block 35, NCB 17875 at the southwest corner of Cable Ranch Road and Waters Edge Drive.
2. There were 10 notices mailed, 0 returned in opposition and 3 in favor.
3. Staff recommends approval.

**AYES: Martinez, Robbins, Cardenas-Gamez, Dutmer, Dixon, Sherrill, McAden,
Avila, Stribling, Peel**

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.