

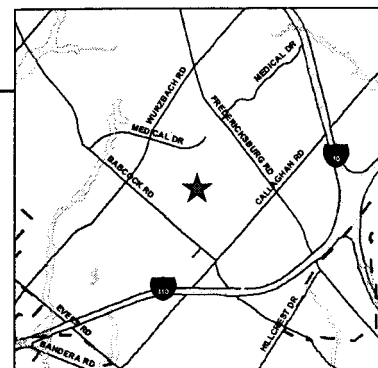
ZONING CASE: Z2005-155

City Council District NO. 8
 Requested Zoning Change
 From: "C-2" To "MF-33"
 Date: August 11, 2005
 Scale: 1" = 200'

■ Subject Property
 ○ 200' Notification



C:\July_5_2005



CASE NO: Z2005155

Staff and Zoning Commission Recommendation - City Council

Date: August 11, 2005

Zoning Commission Meeting Date: July 05, 2005

Council District: 8

Ferguson Map: 581 E1

Applicant:

Brown, P. C.

Owner

Estate of Lydia Goforth

Zoning Request: From C-2 Commercial District to MF-33 Multi Family District

Lot 18, NCB 11619

Property Location: 7342 Oak Manor

Intersection of Oak Manor and Clinic

Proposal: To utilize the property for apartment purposes

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. The subject property abuts existing multi-family developments to the north and south. North of the subject property is C-2 zoning with existing multi-family and office uses. The southern property abutting the subject is zoned C-1, however it was developed as Condominiums.

To the east is R-5 zoning which has been developed as a Country Club. Multifamily Dwellings are permitted in C-2 Zoning in accordance with (Ordinance Number 97568 § 2)

Note: The original request was for MF-50. Zoning Commission continued a request for zoning change on this property 3 times (September 16, 2003, October 7, 2003 and October 21, 2003) and denied it November 4, 2003.

Zoning Commission Recommendation

Approval

CASE MANAGER : Richard Ramirez 207-5018

VOTE

FOR 7

AGAINST 0

ABSTAIN 0

RECUSAL 0

Z2005155

ZONING CASE NO. Z2005155 – July 5, 2005

Applicant: Brown, P. C.

Zoning Request: "C-2" Commercial District to "MF-33" Multi-Family District.

Ken Brown, 112 E. Pecan, representing the owner, stated this zoning request is a lower density. He stated they are proposing to develop Condominiums approximately 125 units with underground parking. He stated he has met with Oak Hills Country Club who are in support of this request. He stated he would like to emphasize that this development would be condominiums not apartments.

Paul Molasavich, 2828 Ruth St., stated they would provide adequate shelter to the building that abuts the golf course to avoid the golfers from striking the condominiums.

OPPOSE

Priscilla Marrah, 7322 Oak Manor Dr., #51, stated she is in support of new development however her major concern is the increase in traffic this development would bring into the neighborhood.

REBUTTAL

Ken Brown, 112 E. Pecan, representing the owner, stated the surrounding uses are apartment or condominiums. He stated they have amended their request to develop 116 units instead of 125 units. He further stated they are agreeable to continue to work with the neighborhood association between now and the time that this case is presented to City Council on August 11, 2005 to address any concerns they may have regarding this development.

Staff stated there were 54 notices mailed out to the surrounding property owners, 3 returned in opposition and 2 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 Stribling and seconded by Commissioner Dutmer to recommend approval.

Z2005155

1. Property is located on Lot 18, NCB 11619 at 7342 Oak Manor.
2. There were 54 notices mailed, 3 returned in opposition and 2 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.