

CASE NO: Z2005104

Staff and Zoning Commission Recommendation - City Council

Date: June 09, 2005

Zoning Commission Meeting Date: May 17, 2005

Council District: 5

Ferguson Map: 649 C5

Applicant: Louis Parra

Owner: Louis Parra

Zoning Request: From C-2 Commercial District to MF-25 Multi-Family District

Property Location: Lot 7, Block 21, NCB 8917

528 Wilcox

Property generally located south of Wilcox Avenue and east of Quintana Road

Proposal: To build a duplex

Neighborhood Association: Quintana Community

Neighborhood Plan: None

TIA Statement: Traffic Impact Statement not required

Staff Recommendation:

Approval.

Commercial uses are located to the west and north of the subject property. Single-Family homes are located west, northwest, and south of the subject property. Multi-family uses may provide an appropriate transition between the commercial and single-family uses. The surrounding zoning is currently MF-33 even though most of the homes are currently single-family residences.

The property is .1607 acres which is approximately 7,000 square feet. RM-4 for a duplex requires a minimum of 7,920 square feet. Existing C-2 zoning which was previously B-2 allows apartments by-right, but a minimum of five units would be required. The proposed rezoning to MF-25 would allow for less residential density than otherwise permitted.

Zoning Commission Recommendation:

Approval

VOTE

FOR 7

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Trish Wallace 207-0215

Z2005104

ZONING CASE NO. Z2005104 – May 17, 2005

Applicant: Louis Parra

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

Louis Parra, 27955 Reita Ranch, applicant, stated he is requesting this change in zoning to allow development of a duplex on the subject property. He stated is agreeable to an "MF-25" zoning designation, as staff has recommended.

Staff stated there were 26 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 returned in favor and no response from Quintana Community.

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 Robbins to recommend approval of "MF-25".

1. Property is located on Lot 7, Block 21, NCB 8917 at 528 Wilcox.
2. There were 26 notices mailed, 0 returned in opposition and 3 in favor.
3. Staff recommends denial of "MF-33" and approval of "MF-25".

AYES: Robbins, Dutmer, Dixon, Sherrill, Avila, Stribling, Peel

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.