

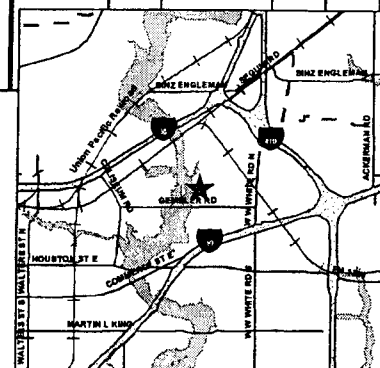
ZONING CASE: Z2005-183 S

City Council District No. 2
 Requested Zoning Change
 From "I-2" To "RE"S
 Date: November 17, 2005
 Scale: 1" = 200'

Subject Property
 200' Notification



C:\Aug 2 2005



CASE NO: Z2005183 S

Staff and Zoning Commission Recommendation - City Council

Zoning Commission continuance from August 16, 2005 and September 20, 2005
City Council continuance from November 10, 2005

Date: November 17, 2005

Zoning Commission Meeting Date: October 18, 2005

Council District: 2

Ferguson Map: 618 C3

Applicant:

Craig A. Slein

Owner:

Craig A. Slein

Zoning Request: From "I-2" Heavy Industrial District to "RE" S Residential Estate District with Specific Use Permit for One Manufactured Home

Lot 1, Lot 2 and Lot 3, NCB 10579

Property Location: 1027 Creekview Drive

Westside of Creekview Drive north of Gembler Road

Proposal: Manufactured home

Neighborhood Association: United Homeowners Association

Neighborhood Plan: Arena District/Eastside Community Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Consistent.

The Arena District/Eastside Community Plan identifies this site as High Density, Multifamily Residential and Open Space/ Park. Request conforms with land use plan if applicant rezones area outside the Open Space/ Park designation only. If applicant rezones the entire parcel applicant will need a plan amendment.

Approval

The subject property is currently undeveloped and located on Creekview Drive a local access street. The subject property is adjacent to "I-2" Heavy Industrial District to the north (vacant), south (vacant) and across the street to the east (vacant). The "RE" S Residential Estate District with Specific Use Permit for One Manufactured Home would be appropriate at this location due to the surrounding uses and natural features.

Registration of Development Preservation Rights to allow proposed residential use at 1027 Creekview Drive was issued on April 16, 2004. The Development Preservation Rights was issued for a single-family dwelling not a manufactured home.

Zoning Commission Recommendation:

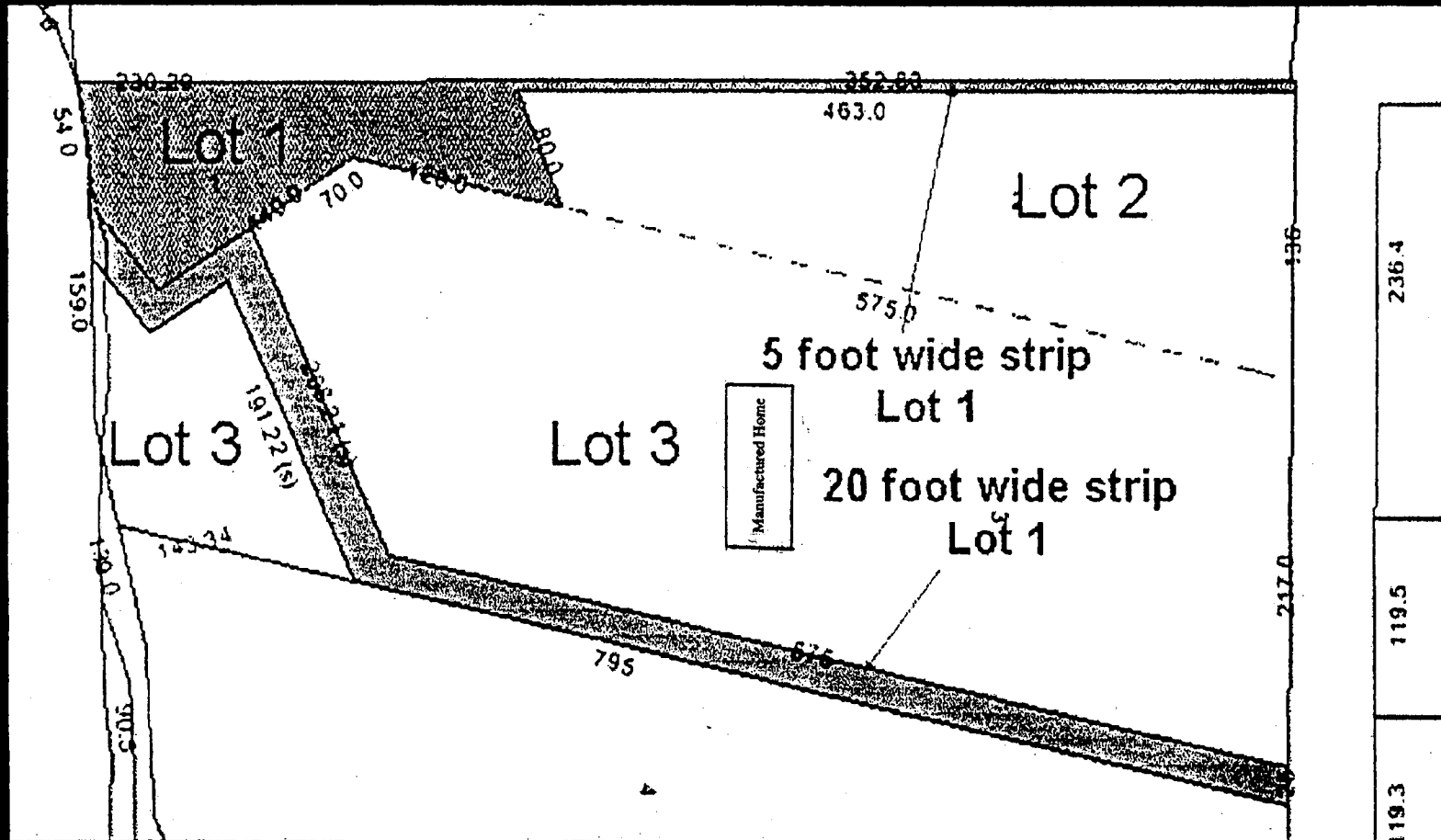
Approval

CASE MANAGER : Pedro Vega 207-7980

VOTE

FOR	11
AGAINST	0
ABSTAIN	0
RECUSAL	0

1027 Creekview Lots



SITE PLAN

Z2005183 S

ZONING CASE NO. Z2005183 – August 16, 2005

Applicant: Craig A. Slein

Zoning Request: "I-2" Heavy Industrial District to "MH" Manufactured Housing District.

Crag Slein, 1928 E. Allegro, owner, stated he is requesting this change in zoning to allow a manufactured home be placed on the subject property. He stated he is agreeable to staff recommendation of a "RP" S zoning designation.

OPPOSE

Sue Calberg, 1003 Creekview, stated she does not support Mr. Slein's zoning request. She stated industry is the focus of the neighborhood and has been for decades. She further stated because the desperately needs all the things that accompany development, industry is the highest and best use for this area. She stated the industry growth in this area is steady. She feels down grading the zoning on the subject property would have an immediate negative impact on adjoining tracts. She also expressed concerns with the drainage issues in this area. She received a letter from City staff (Storm Water Engineering) stating they had made an inspection of the subject property and confirmed that fill materials had been found on the property and portions of this property is located within the Flood Plain. She stated Mr. Slein was aware of this and still continued to build on the property.

David Graham, 12035 Woodsrim, representing a property owner within this area, stated they are in opposition of zoning request. He stated he would like to express the same concerns as Mrs. Calberg. He feels the plain issues should be addressed before any development comes into the neighborhood. He feels down grading the zoning of this property would adversely affect the neighborhood.

Bill Beardslev, 3349 N. Pan Am Expressway, representing Custom Forest Warehouse, stated they strongly support Mrs. Calberg's comments. He stated they feel this change would negatively affect their property values and have a negative impact on the community.

REBUTTAL

Craig Slein, 1928 E. Alegro, owner, stated Mr. Calberg made accusation of structures being constructed on the property, which is untrue. He stated they have a large creek that runs down into the Salado Creek and his interest was to protect his property and protect the Salado Creek from the eroded materials. He stated he contacted TCEQ and asked for the appropriate procedures and worked with the local demolish company that had the material that TCEQ had required. This was the construction that Mrs. Calberg's claim was being conducted on the property.

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Staff stated there were 14 notices mailed out to the surrounding property owners, 3 returned in opposition and 3 returned in favor and no response from United Homeowners 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 Gray and seconded by Commissioner Stribling to recommend a continuance until September 20, 2005.

1. Property is located on Lot 1 thru 3, NCB 10579 at 1027 Creekview Drive.
2. There were 14 notices mailed, 3 returned in opposition and 3 in favor.
3. Staff recommends denial of "MH" and approval of "RP" S.

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

NAYS: None

THE MOTION CARRIED

ZONING CASE NO. Z2005183 S – September 20, 2005

Applicant: Craig A. Slein

Zoning Request: "I-2" Heavy Industrial District to "RE" S Residential Estate District with Specific Use Permit for one manufactured home.

Pete Vega, Case Manager, stated the applicant has requested a continuance until October 18, 2005.

Staff stated there were 14 notices mailed out to the surrounding property owners, 2 returned in opposition and 3 returned in favor and no response from United Homeowners 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 Marshall and seconded by Commissioner Avila to recommend a continuance until October 18, 2005.

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1. Property is located on Lot 1 thru 3, NCB 10579 at 1027 Creekview Drive.
2. There were 14 notices mailed, 2 returned in opposition and 3 in favor.
3. Staff recommends approval.

AYES: Martinez, Robbins, Rodriguez, Kissling, Marshall, McAden, Avila, Stribling, Gray
NAYS: None

THE MOTION CARRIED

ZONING CASE NO. Z2005183 S – October 18, 2005

Applicant: Craig A. Slein

Zoning Request: "I-2" Heavy Industrial District to "RE" S Residential Estate District with Specific Use Permit for One Manufactured Home.

Roger Perez, 115 Villita, representing the owner, stated the purpose of this request is to allow for manufactured home to be placed on the subject property. He stated this request is consistent with the surrounding uses.

Staff stated there were 14 notices mailed out to the surrounding property owners, 2 returned in opposition and 3 returned in favor and no response from United Homeowners 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.

FINDING OF CONSISTENCY OF THE MASTER PLAN

COMMISSION ACTION

The motion was made by Commissioner Marshall and seconded by Commissioner Gray to find consistency with the neighborhood plan.

(A verbal vote was taken)

AYES: Martinez, Robbins, Rodriguez, Kissling, Farias, Marshall, Sherrill, McAden, Avila, Stribling, Gray
NAYS: None

THE MOTION CARRIED

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COMMISSION ACTION

The motion was made by Commissioner Marshall and seconded by Commissioner Gray to recommend approval.

1. Property is located on Lots 1 thru 3, NCB 10579 at 1027 Creekview Drive.
2. There were 14 notices mailed, 2 returned in opposition and 3 in favor.
3. Staff recommends approval.

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

NAYS: Gray

THE MOTION CARRIED

RESULTS OF COUNCIL HEARING November 10, 2005

City Council granted a continuance until November 17, 2005

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.