

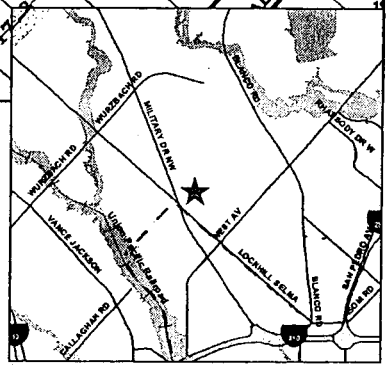
ZONING CASE: Z2005-239 CD

City Council District No. 9
 Requested Zoning Change
 From "R-5" To "R-5 CD"
 Date: December 15, 2005
 Scale: 1" = 200'

- Subject Property
- 200' Notification



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CASE NO: Z2005239 CD

Staff and Zoning Commission Recommendation - City Council

Date: December 15, 2005

Zoning Commission Meeting Date: November 01, 2005

Council District: 9

Ferguson Map: 550 A4

Applicant:

John A. Campbell

Owner

Donald Pittman

Zoning Request:

From "R-5" Residential Single-Family District to "R-5" (CD-Multi-Family) Residential Single-Family District with a Conditional Use for multi-family dwellings not to exceed 18 units per acre

Lots 2 through 4, Block 4, NCB 11720; Lots 5 and 7, Block 3, NCB 11719

Property Location:

2011, 2019 and 2027 Silver Oaks and 11218 and 11220 Brazil

The intersection of Silver Oaks and Brazil

Proposal:

To develop the property in accordance with the surrounding zoning

Neighborhood Association:

Lockhill Estates Neighborhood Association

Neighborhood Plan:

None

TIA Statement:

A Traffic Impact Analysis is not required

Staff Recommendation:

Approval

The subject property is currently vacant. "R-5" CD Zoning District with a Conditional Use for Multi-Family units not to exceed 18 units per acre is appropriate for this location. These 5 parcels zoned are the last remaining "R-5" parcels. The surrounding "R-5" CD parcels were rezoned August 11, 2005. The requested zoning will complement the existing zoning and development. The property to the southeast is currently zoned "MF-33" and consists of duplex units. The zoning to the northwest is "PUD R-5" and consists of high-density single-family units. Rezoning the subject property may encourage infill development at this location.

The subject property is approximately 2.21 acres. The proposed rezoning could yield up to 39 units. Families occupying 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.

Staff recommends the following conditions:

1. Street Trees required. (Local A Street requires 28 feet of pavement and a 50 foot ROW that leaves 22 feet for sidewalks and trees.)
2. Due to the multi-family nature of the overall development, individual lots shall not be exempt from the

CASE NO: Z2005239 CD

Staff and Zoning Commission Recommendation - City Council

landscape ordinance.

Zoning Commission Recommendation

Approval with conditions: 1. Street Trees required. (Local A Street requires 28 feet of pavement and a 50 foot ROW that leaves 22 feet for sidewalks and trees.)

2. Due to the multi-family nature of the overall development, individual lots shall not be exempt from the landscape ordinance.

CASE MANAGER : Richard Ramirez 207-5018

VOTE

FOR 11

AGAINST 0

ABSTAIN 0

RECUSAL 0

Z2005239 CD

ZONING CASE NO. Z2005239 CD -- November 1, 2005

Applicant: John Campbell

**Zoning Request: "R-5" Residential Single Family District to "R-5" (CD Multi Family)
Residential Single Family District with Conditional Use for multi-family
dwellings not to exceed 18 units per acre.**

John Campbell, 11923 Pepperidge Cove, representing the owner, stated they are requesting this change in zoning to allow development of multi family dwellings. He stated he has been working with the neighborhood association and the school district that are in favor of this development. He further stated they are in agreement with staff's recommendations.

Staff stated there were 46 notices mailed out to the surrounding property owners, 2 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 McAden and seconded by Commissioner Robbins to recommend approval with staff's recommendations:

- A. Street Trees required. (Local A Street requires 28 feet of pavement and a 50-foot ROW that leaves 22 feet for sidewalks and trees.)
 - B. Due to the multi-family nature of the overall development, individual lots shall not be exempt from the landscape ordinance.
1. Property is located on Lot 2 through 4, Block 4, NCB 11720; Lots 5 and 7, Block 3, NCB 11719 at 2011, 2019 and 2027 Silver Oaks and 11218 and 11220 Brazil.
 2. There were 46 notices mailed, 2 returned in opposition and 13 in favor.
 3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.