

ZONING CASE: Z2005-252

City Council District No. 8

Requested Zoning Change

From "C-3" To "MF-33"

Date: December 15, 2005

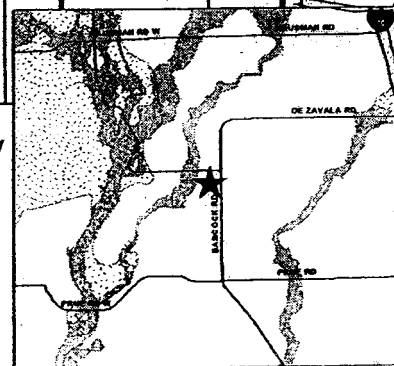
Scale: 1" = 200'

 Subject Property

 200' Notification



C:\wov_1_2005



CASE NO: Z2005252

Staff and Zoning Commission Recommendation - City Council

Date: December 15, 2005

Zoning Commission Meeting Date: November 15, 2005

Council District: 8

Ferguson Map: 548 A2

Appeal:

Applicant: Owner

Mi Valle Partners, Ltd.

Mi Valle Partners, Ltd.

Zoning Request: From "C-3" General Commercial District to "MF-33" Multi-Family District
4.826 acres out of NCB 14868

Property Location: Approximate Southwest Corner of Babcock Road and De Zavala Road

Proposal: To make consistent with its intended use

Neighborhood Association: Babcock North Neighborhood Association / Tanglewood Neighborhood Association is within 200 feet

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis may be required during plat or building permit review.

Staff Recommendation:

Approval

The requested zoning is consistent with the current "MF-33" zoning districts in place to the west and to the south. The property to the west will be used in conjunction with the subject properties to develop a multi-family land use. Consequently, the requested zoning will allow multi-family uses, contribute to a diversity of housing types and styles in the area and serve as a transition from the commercial uses to the north and the single-family residential use to the south.

The subject properties, Lots 49 and part of Lot 52, are currently undeveloped, and both lots are presently zoned "C-3." Lot 49 was rezoned from the "R-1" district to the "B-2" district and Lot 52 was rezoned from the "R-1" district to the "B-3" district in November of 1973. In December of 1997, Lot 49 was rezoned again from "B-2" to "B-3," making both properties "B-3." Following an amendment to the Unified Development Code in 2001, the zoning of both properties was converted to the "C-3" zoning district. Lot 49 has a single frontage along Babcock Road, while Lot 52 also fronts along Babcock Road with a secondary frontage near the intersection of Babcock Road and De Zavala Road. The portion of Lot 52 that is included in the zoning application does not front on any street. The portions of this lot not included in the application that do have street frontage will retain the "C-3" zoning.

The property to the west, also owned by the applicant, is presently zoned "MF-33" and undeveloped. There is a single-family subdivision immediately to the south that also is located within the "MF-33" zoning district.

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Staff and Zoning Commission Recommendation - City Council

Properties north of the subject rezone area are zoned "C-3," and properties to the east, across Babcock Road, are presently zoned "C-2" and "C-3." Only one adjacent parcel has an existing commercial use and this is the Tile Depot to the south.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Matthew Taylor 207-5876

VOTE

FOR	11
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2005252

ZONING CASE NO. Z2005252 -- November 15, 2005

Applicant: Mi Valle Partners, Ltd.

Zoning Request: "C-3" General Commercial District to "MF-33" Multi-Family District

Tony Saucedo, 100 Broadway, representing the owner, stated that they propose a multi-family and commercial development.

Staff stated there were 15 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no responses from the Babcock North Neighborhood Association / Tanglewood 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 Stribling and seconded by Commissioner McAden to recommend approval.

1. Property is located on 4.826 acres out of NCB 14868 at the Southwest corner of Babcock Road and De Zavala Road.
2. There were 15 notices mailed, 0 returned in opposition and 0 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.