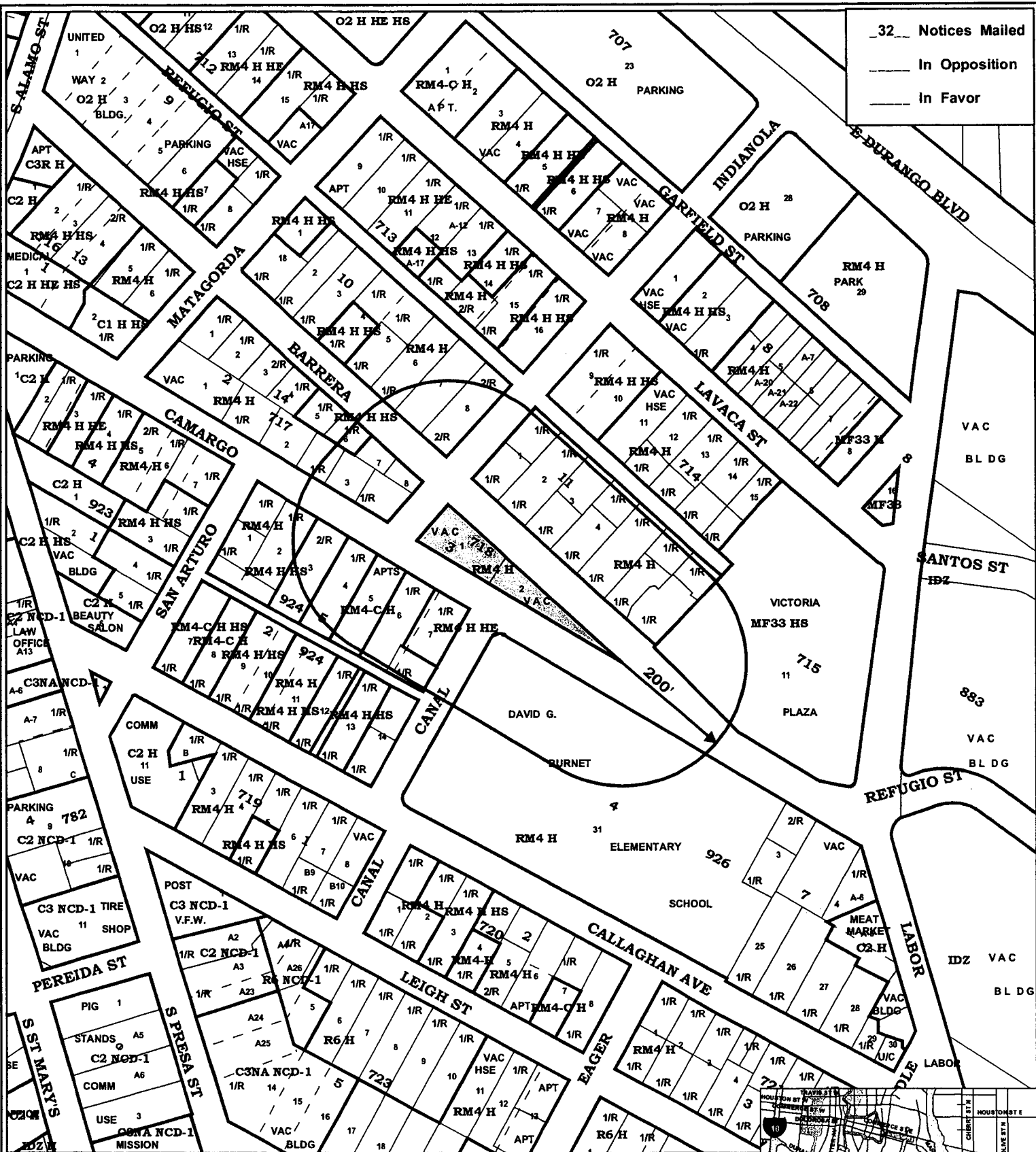


32 Notices Mailed  
 \_\_\_\_\_ In Opposition  
 \_\_\_\_\_ In Favor



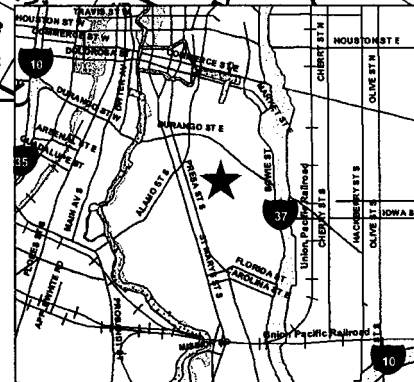
# **ZONING CASE: Z2006-022**

City Council District No. 1  
 Requested Zoning Change  
 From H "RM-4" To H "MF-25" IDZ  
 Date: March 9, 2006  
 Scale: 1" = 200'

Subject Property  
 200' Notification



C:\Feb\_7\_2006



# CASE NO: Z2006022

## Staff and Zoning Commission Recommendation - City Council

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**Date:** March 09, 2006

**Zoning Commission Meeting Date:** February 07, 2006

**Council District:** 1

**Ferguson Map:** 616 F6

**Appeal:**

**Applicant:**

Lewis S. Fisher

**Owner:**

Lewis S. Fisher

**Zoning Request:**

From H "RM-4" Historic Residential Mixed District to H "MF-25" IDZ Historic Multi-Family Infill Development Zone District with a maximum density of 13 units per acre

Lots 1 and 2, Block 3, NCB 718

**Property Location:**

701 Indianola Street

Southeast corner of Indianola Street and Barerra Street

**Proposal:**

To develop townhouses (4 units)

**Neighborhood Association:**

Lavaca Neighborhood Association

**Neighborhood Plan:**

Lavaca Neighborhood Plan

**TIA Statement:**

A Traffic Impact Analysis is not required. The property is proposed to be zoned IDZ and developed into a four-unit town home. The proposed development is projected to generate 26 daily vehicle trips. The surrounding road systems are local roads of adequate right-of-way but substandard pavement width. The property should be developed with care to provide for adequate clear vision area for eastbound Camargo traffic at the intersection of Camargo and Barrera.

**Staff Recommendation:**

Consistent.

The applicant was granted a plan amendment for this property on January 26, 2006 by City Council. The plan now calls for Medium-Density Residential.

Approval.

The subject property is currently undeveloped and adjacent to single-family residential to the north and west, and single-family residential and Burnett Elementary to the south.

The applicant is requesting "MF-25" IDZ with a maximum density of 13 units per acre in order to develop 4 townhouses on the property. The requested zone is compatible with the surrounding "RM-4" mixed residential zone, which allows for a variety of housing types. Further, the development supports the neighborhood plan's goal of encouraging compatible in-fill housing on vacant parcels of land throughout the neighborhood. The requested IDZ overlay is also acceptable given that the subject property poses development challenges due to its size and shape.

"IDZ" districts are intended to provide a flexible approach for inner-city infill development projects. The current code requirements could make the redevelopment of these parcels difficult due to the nature of the

# CASE NO: Z2006022

## Staff and Zoning Commission Recommendation - City Council

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properties. The "IDZ" overlay provides flexibility to the property owner in adhering to several typical development requirements, such as, setback limitations, parking, parks and open space, and buffer requirements.

### Zoning Commission Recommendation:

Approval

**CASE MANAGER :** Rudy Nino, Jr. 207-8389

### VOTE

FOR	10
AGAINST	0
ABSTAIN	0
RECUSAL	0

**Z2006022**

**ZONING CASE NO. Z2006022** – February 7, 2006

Applicant: Lewis S. Fisher

Zoning Request: "H" "RM-4" Historic Residential Mixed District to "H" "MF-25"  
"IDZ" Historic Multi-Family Infill Development Zone District with a  
maximum density of 13 units per acre.

Lewis Fisher, 915 S. St. Mary's, owner, stated the purpose of this zoning request is to allow development of 4 towhomes, they will be attached garden houses. He stated he has met with Lavaca Neighborhood Association to present his proposal who are in support of this zoning change.

**FAVOR**

Joan Carabin, 210 Lavaca St., representing Lavaca Neighborhood Association, stated they are in support of this request. She stated they have met with Mr. Fisher and feels his proposal is compatible with the neighborhood.

Staff stated there were 32 notices mailed out to the surrounding property owners, 1 returned in opposition and 1 returned in favor and Lavaca Neighborhood Association is in opposition.

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 Gray and seconded by Commissioner McAden to find consistency with the neighborhood plan.

(A verbal vote was taken)

**AYES:** Avila, Robbins, Rodriguez, Gadberry, Marshall, Sherrill, McAden,  
Martinez, Stribling, Gray

**NAYS:** None

**THE MOTION CARRIED**

**Z2006022**

**COMMISSION ACTION**

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

1. Property is located on Lots 1 and 2, Block 3, NCB 718 at 701 Indianola Street.
2. There were 32 notices mailed, 1 returned in opposition and 1 in favor.
3. Staff recommends approval.

**AYES: Avila, Robbins, Rodriguez, Gadberry, Marshall, Sherrill, McAden,  
Martinez, Stribling, Gray**

**NAYS: None**

**THE MOTION CARRIED**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.