

# **ZONING CASE: Z2005-264 CD**

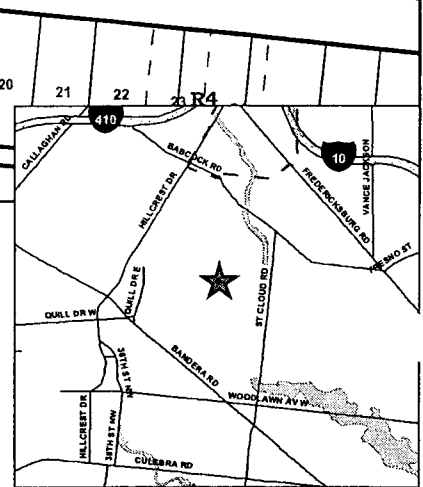
City Council District No. 7  
 Requested Zoning Change  
 From "R-4" To "R-4" CD  
 Date: February 9, 2006  
 Scale: 1" = 200'

Subject Property

200' Notification



C:\Dec. 6, 2005



# CASE NO: Z2005264 CD

## Staff and Zoning Commission Recommendation - City Council

Zoning Commission Continuance from December 20, 2005 to consider Conditional Use

**Date:** February 09, 2006

**Zoning Commission Meeting Date:** January 17, 2006

**Council District:** 7

**Ferguson Map:** 581 C6

**Applicant:**

**Owner:**

Ana Elizabeth Sandoval

Ana Elizabeth Sandoval

**Zoning Request:**

From "R-4" Residential Single-Family District to "R-4" (CD- Two-Family Dwelling) Residential Single-Family District with a Conditional Use for a Two-Family Dwelling

East 64.3 feet of Lot 8, NCB 8377

**Property Location:**

702 John Adams Drive

Southwest corner of John Adams Drive and East Cheryl Drive

**Proposal:**

Add a meter

**Neighborhood Association**

Donaldson Terrace Neighborhood Association

**Neighborhood Plan:**

Near Northwest Community Plan

### Traffic Impact Analysis

A Traffic Impact Analysis is not required.

### Staff Recommendation:

Consistent

The request does conform to the land use plan of the Near Northwest Community Plan. The subject property is located in an area designated as Low-Density residential.

### Approval

The subject property has two existing single-family dwellings and located on John Adams Drive local access street. The subject property is adjacent to "R-4" Residential Single-Family District to the west north, south and east (single-family dwellings). The "R-4" (CD- Two-Family Dwelling) Residential Single-Family District with a Conditional Use for a Two-Family Dwelling would be appropriate at this location. The subject property was originally zoned "B" Residence District (single-family dwellings and duplexes) under the 1938 zoning ordinance. No change is proposed to the base zoning of "R-4" Residential Single-Family District.

The reason for requesting a change of zoning is to add a meter to the dwelling in the rear.

### Zoning Commission Recommendation:

Approval

#### VOTE

**FOR** 10

**AGAINST** 0

**ABSTAIN** 0

**RECUSAL** 0

**CASE MANAGER :** Pedro Vega 207-7980

**Z2005264 CD**

**ZONING CASE NO. Z2005264** – December 20, 2005

Applicant: Ana Elizabeth Sandoval

Zoning Request: "R-4" Residential Single-Family District to "MF-25" Multi-Family District.

Ana Sandoval, 702 John Adams Dr., stated that she is requesting the rezoning to allow her to place a meter on the property, which would allow her to rent the rear unit. She amended her request as per staff recommendation to "R-4". She further stated that she has not met with the neighborhood association but she will meet with the opposition prior to going before City Council.

Staff stated there were 25 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and the Donaldson Terrace Neighborhood Association is in opposition to multi-family development.

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 Sherrill and seconded by Commissioner Robbins for a continuance until January 17, 2006.

1. Property is located on the east 64.3 feet of Lot 8, NCB 8377 at 702 John Adams Drive.
2. There were 25 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends approval of "R-4".

**AYES: Martinez, Robbins, Rodriguez, Sherrill, Avila, Kissling, Gray**

**NAYS: None**

**THE MOTION CARRIED**

**ZONING CASE NO. Z2005264 CD** – January 17, 2006

Applicant: Ana Elizabeth Sandoval

Zoning Request: "R-4" Residential Single Family District to "R-4" C (CD – Two Family Dwelling) Residential Single Family District with Conditional Use for a Two Family Dwelling.

**Z2005264 CD**

Tomas Sandoval, owner, stated they are requesting the purpose of this request is to add another meter to the existing residence. He stated he has visited with the surrounding neighbors and has collected a petition expressing their support. He further stated he has also contacted the representative of the neighborhood association who are also in support.

Staff stated there were 25 notices mailed out to the surrounding property owners, 1 returned in opposition and 2 returned in favor and no response from the Donaldson Terrace 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.

#### **FINDING OF CONSISTENCY OF THE MASTER PLAN**

##### **COMMISSION ACTION**

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

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

**NAYS: None**

##### **THE MOTION CARRIED**

##### **COMMISSION ACTION**

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

1. Property is located on east 64.3 feet of Lot 8, NCB 8377 at 702 John Adams Drive.
2. There were 25 notices mailed, 1 returned in opposition and 2 in favor.
3. Staff recommends approval.

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

**NAYS: None**

##### **THE MOTION CARRIED**

#### **RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.