



# CASE NO: Z2005276

## Staff and Zoning Commission Recommendation - City Council

Zoning Commission continuance from December 6, 2005 and December 20, 2005

**Date:** February 09, 2006

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

**Council District:** 4

**Ferguson Map:** 647 F6 & F7

**Applicant:**

**Owner:**

Morano Family Investment Company, Inc.

Frank Morano

**Zoning Request:** From "R-6" Residential Single-Family District to "R-5" Residential Single-Family District

18.627 acres out of NCB 16001

**Property Location:** 5900 and 6000 Block of Ray Ellison Boulevard

Along northern R.O.W. of Ray Ellison Boulevard approximately 400 feet to the east of Loop 410

**Proposal:** Single-family dwellings

**Neighborhood Association** People Active in Community Effort

**Neighborhood Plan:** United Southwest Communities Plan

### Traffic Impact Analysis

A Traffic Impact Analysis is not required, however, it may be required at the building permit or plat stage.

### Staff Recommendation:

Consistent

The request does conform to the land use plan of the United Southwest Communities Plan. The land-use component of the plan calls for low density residential at this location.

### Approval

The subject property is undeveloped and located on Ray Ellison Boulevard a major thoroughfare. The subject property is adjacent to "R-6" Residential Single-Family District to the north and east (single-family dwellings) with "C-3" General Commercial District across Ray Ellison Boulevard at SW Loop 410 (vacant). The "R-5" Residential Single-Family District would be appropriate at this location. The "R-6" Residential Single-Family District allows lots with a minimum area of 6,000 square feet. The "R-5" Residential Single-Family District allows lots with a minimum area of 5,000 square feet.

"R-6" Residential Single-Family District (7 units per acre)

"R-5" Residential Single-Family District (9 units per acre)

### Zoning Commission Recommendation:

Approval

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

### VOTE

**FOR** 10

**AGAINST** 0

**ABSTAIN** 0

**RECUSAL** 0

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**ZONING CASE NO. Z2005276** – December 6, 2005

Applicant: Morano Family Investment Company, Inc.

Zoning Request: "R-6" Residential Single-Family District to "R-5" Residential Single-Family District on 18.627 acres out of NCB 16001, "C-2" Commercial District on 2.776 acres out of NCB 16001 and "C-3" General Commercial District on 3.563 acres out of NCB 16001.

Salah E. Diab, 6735 IH-10 West, representing the owners, stated that they would like to amend the rezoning to include only residential development on 18.627 acres. He further stated that they would like to have a continuance on the remainder, mainly because the neighborhood association president has requested this so that the residents can meet.

Staff stated there were 86 notices mailed out to the surrounding property owners, 8 returned in opposition and 5 returned in favor and no response from the People Active in Community Effort.

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 Avila and seconded by Commissioner Marshall for a continuance until December 20, 2005 the amended application to state 18.627 acres to "R-5" and the commercial part of the request be withdrawn.

1. Property is located on 24.966 acres out of NCB 16001 at Ray Ellison Blvd.
2. There were 86 notices mailed, 8 returned in opposition and 5 in favor.
3. Staff recommends approval of the "R-5" on 18.627 acres.

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

**NAYS:** None

**THE MOTION CARRIED**

**ZONING CASE NO. Z2005276** – December 20, 2005

Applicant: Morano Family Investment Company, Inc.

Zoning Request: "R-6" Residential Single-Family District to "R-5" Residential Single-Family District.

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Salah E. Diab, 6735 IH-10 West, representing the owners, stated that they would like to they would like to have a continuance because the neighborhood association will not be meeting until January 4, 2006 and they would like to meet with the residents at that time prior to coming back to the commission.

Staff stated there were 86 notices mailed out to the surrounding property owners, 8 returned in opposition and 5 returned in favor and no response from the People Active in Community Effort.

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 Avila and seconded by Commissioner Rodriguez for a continuance until January 17, 2006.

1. Property is located on 18.627 acres out of NCB 16001 at Ray Ellison Blvd.
2. There were 86 notices mailed, 8 returned in opposition and 5 in favor.
3. Staff recommends approval.

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

**NAYS: None**

#### **THE MOTION CARRIED**

**ZONING CASE NO. Z2005276** – January 17, 2006

Applicant: Morano Family Investment Company, Inc.

Zoning Request: "R-6" Residential Single-Family District to "R-5" Residential Single Family District.

Salah Diab, 6735 IH 10 West, representing the owner, stated they are requesting this in zoning to allow development of a single family dwelling on the subject property. He stated they have met with the representatives from PACE who are in support of this request.

Staff stated there were 66 notices mailed out to the surrounding property owners, 5 returned in opposition and 5 returned in favor and staff has received a verbal support from People Active in Community Efforts (PACE).

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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 Avila and seconded by Commissioner Kissling 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 Avila and seconded by Commissioner Rodriguez to recommend approval.

1. Property is located on 18.627 acres out of NCB 16001 at Ray Ellison Boulevard.
2. There were 66 notices mailed, 5 returned in opposition and 5 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.