



# **ZONING CASE: Z2006-045 S**

City Council District No. 4

Requested Zoning Change

From "R-6" To "R-6 S"

Date: April 20, 2006

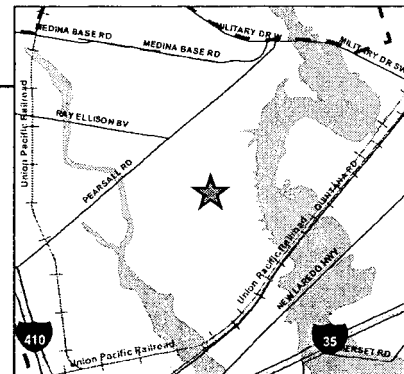
Scale: 1" = 200'

Subject Property

200' Notification



C:\Feb. 7. 2006



# CASE NO: Z2006045 S

## Staff and Zoning Commission Recommendation - City Council

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**Date:** April 20, 2006

**Zoning Commission Meeting Date:** February 21, 2006

**Council District:** 4 **Ferguson Map:** 648 D8

**Applicant:** Owner

Sylvia and George Santos Fred Adams

**Zoning Request:** From "R-6" Residential Single-Family District to "R-6 S" Residential Single-Family District with a Specific Use Permit for a Manufactured Home

**Property Location:** Lot 20, Block 2, NCB 15630  
5103 Gwenda Lea  
Generally located south of SW Military Drive and East of Old Pearsall Road

**Proposal:** To Allow a Manufactured Home

**Neighborhood Association:** Southwest NA / Hidden Cove-Indian Creek (within 200 ft)

**Neighborhood Plan:** United Southwest Community Plan

### Traffic Impact Analysis

A Traffic Impact Analysis is not required.

### Staff Recommendation:

Consistent

The land use designation for the subject property is identified as Low Density Residential in the United Southwest Community Plan. Since the base zoning will remain R-6, the zoning request is consistent with the Plan.

### Approval

The subject property is located in an existing neighborhood that predominantly consists of manufactured homes. On Gwenda Lea alone, mobile and manufactured homes outnumber site-built homes by a margin of better than three to one. Although Section 2.1.2 of the community plan discourages manufactured homes that are more than 8 years old from locating in the area, the plan does support reinforcing existing neighborhoods. The proposed manufactured home is compatible with existing housing types in the immediate and surrounding area.

### Zoning Commission Recommendation:

Approval

**CASE MANAGER :** Matthew Taylor 207-5876

### VOTE

<b>FOR</b>	9
<b>AGAINST</b>	0
<b>ABSTAIN</b>	0
<b>RECUSAL</b>	0

**Z2006045 S**

**ZONING CASE NO. Z2006045 S** – February 21, 2006

Applicant: Sylvia & George Santos

Zoning Request: "R-6" Residential Single Family District to "R-6" S Residential Single Family District with a Specific Use Authorization for a Manufactured Home.

George Santos, 103 Plumnear, owner stated he currently lives in a mobile home park and recently purchased this property with the intent to move his double wide mobile home on the subject property. He further stated he has visited with the surrounding property owners and collected a petition with 11 signatures expressing their support.

Staff stated there were 16 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Southwest 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**

(A verbal vote was taken)

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

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

**NAYS: None**

**THE MOTION CARRIED**

**COMMISSION ACTION**

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

1. Property is located on Lot 20, Block 2, NCB 15630 at 5103 Gwenda Lea Street.
2. There were 16 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends approval.

**Z2006045 S**

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

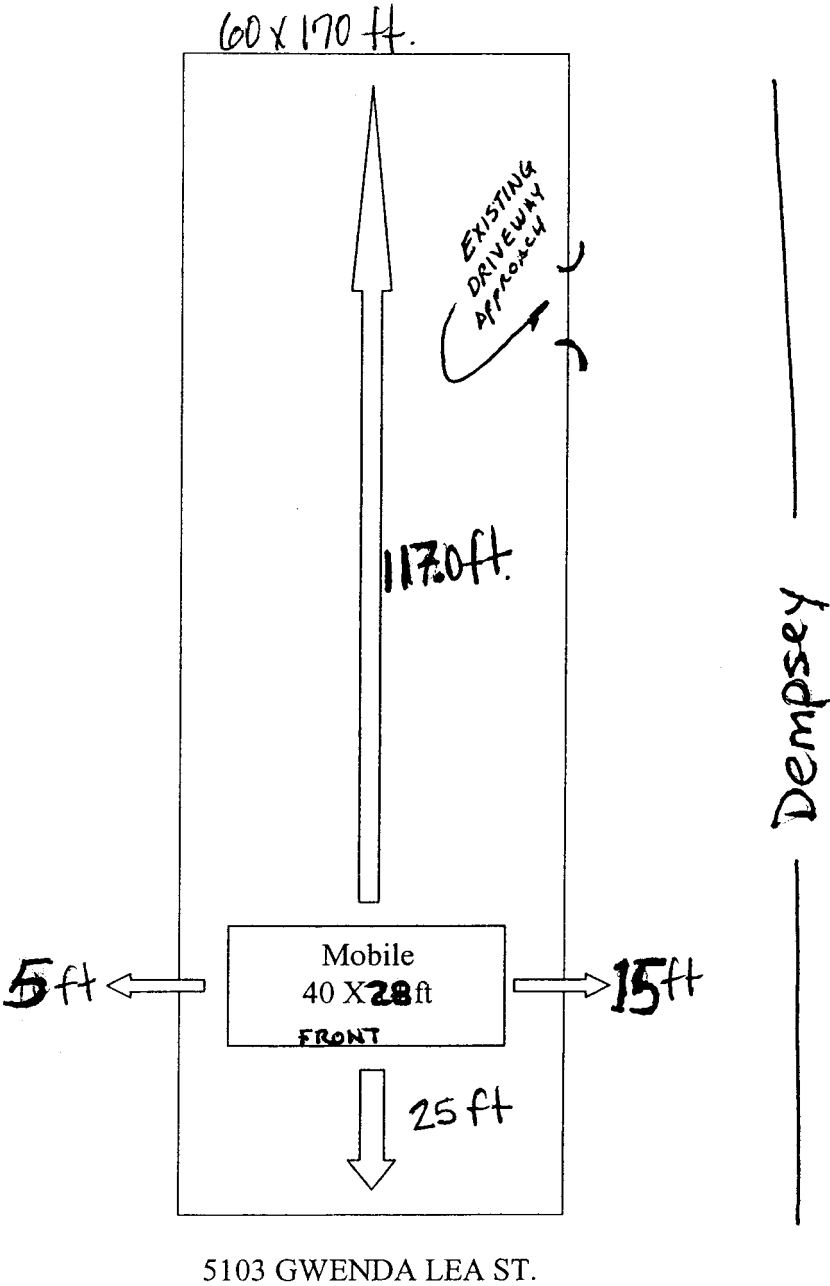
**NAYS: None**

**THE MOTION CARRIED**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.

Jorge & Sylvia Santos  
5103 Gwenda Lea St.  
Zoning Case #Z2006045



5103 GWENDA LEA ST.