



# CASE NO: Z2006046

## Staff and Zoning Commission Recommendation - City Council

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Date: April 20, 2006

Zoning Commission Meeting Date: March 07, 2006

Council District: 7                      Ferguson Map: 548 A8

Applicant: Owner

Brown, P. C.                              Myrtha Gersdorff

Zoning Request:                      From "R-6" Residential Single-Family District to "MF-33" Multi-Family District  
1.466 acres out of NCB 14618

Property Location:                      8288 Eckert Road  
West of Eckert Road and Border Mist Drive

Proposal:                              To develop an apartment community

Neighborhood Associatio                      Eckhart Crossing Neighborhood Association

Neighborhood Plan:                      Huebner/Leon Creeks Plan

**Traffic Impact Analysis:**

A traffic impact analysis is not required.

**Staff Recommendation:**

Inconsistent, does not conform to Land Use Plan.  
The plan calls for medium density residential development.

Approval of MF-33 contingent on approval of Plan Amendment. This requested rezoning is in the Huebner/Leon Creeks Community Plan, which calls for Medium Density Residential at this location.

The property is located at the rear of the adjoining MF-33 property to the north, fronting on Eckhart. To the east, west and south exists R-6 zoning and uses.

**Zoning Commission Recommendation**

Approval of MF-33 contingent on approval of Plan Amendment

CASE MANAGER : Richard Ramirez 207-5018

**VOTE**

FOR	10
AGAINST	0
ABSTAIN	0
RECUSAL	0

**Z2006046**

**ZONING CASE NO. Z2006046** – February 21, 2006

Applicant: Brown, P. C.

Zoning Request: "R-6" Residential Single Family District to "MF-33" Multi-Family District.

Ken Brown, 112 E. Pecan, representing the owner, stated he is requesting an "MF-33" zoning designation on the subject property to allow 24 units per acre. However at this time he would like to request a two week continuance on this case to meet with the neighborhood association to present their proposal and address any and all concerns they may have regarding this project.

Staff stated there were 27 notices mailed out to the surrounding property owners, 4 returned in opposition and 1 returned in favor.

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 McAden to recommend a continuance until March 7, 2006

1. Property is located on 1049 acres out of NCB 14618 at 8288 Eckert Road.
2. There were 27 notices mailed, 4 returned in opposition and 1 in favor.
3. Staff recommends denial.

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

**NAYS: None**

**THE MOTION CARRIED**

**ZONING CASE NO. Z2006046** – March 7, 2006

Applicant: Brown, P. C.

Zoning Request: "R-6" Residential Single-Family District to "MF-33" Multi-Family District.

**Z2006046**

Patrick Christensen, 112 E. Pecan, representing the owner, stated the overall project is just about over 10 acres for the proposed apartment community. He stated has been working closely with Eckhert Crossing Neighborhood Association who are in support of this development with some restrictive covenants, which he has forwarded to his client. He stated they would be presenting their plan amendment to Planning Commission on February 8, 2006 for consideration.

Staff stated there were 27 notices mailed out to the surrounding property owners, 4 returned in opposition and 1 returned in favor.

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 Sherrill and seconded by Commissioner Marshall to find inconsistency with the neighborhood plan.

**AYES: Avila, Robbins, Rodriguez, Westheimer, Gadberry, Marshall, Sherrill,  
Wright, Stribling, Gray**

**NAYS: None**

### **THE MOTION CARRIED**

#### **COMMISSION ACTION**

The motion was made by Commissioner Sherrill and seconded by Commissioner Gray to recommend approval of "MF-33" contingent Plan Amendment.

1. Property is located on 1.49 acres out of NCB 14618 at West of Eckhert Road and Border Mist Drive.
2. There were 27 notices mailed, 4 returned in opposition and 1 in favor.
3. Staff recommends denial as requested and approval of "R-6" CD.

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**AYES:** Avila, Robbins, Rodriguez, Westheimer, Gadberry, Marshall, Sherrill,  
Wright, Stribling, Gray

**NAYS:** None

**THE MOTION CARRIED**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.