

___ 20 Notices Mailed
 _____ In Opposition
 _____ In Favor

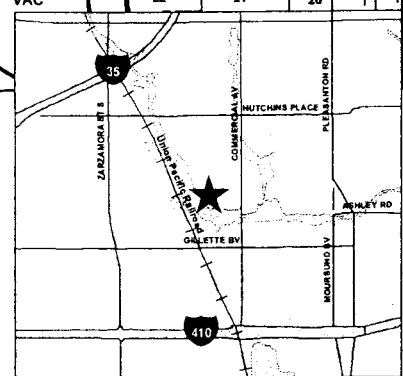
ZONING CASE: Z2006-069

City Council District No. 3
 Requested Zoning Change
 From "I-1" To "RM-6"
 Date: May 4, 2006
 Scale: 1" = 200'

□ Subject Property
 ○ 200' Notification



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CASE NO: Z2006069

Staff and Zoning Commission Recommendation - City Council

Date: May 04, 2006

Zoning Commission Meeting Date: March 21, 2006

Council District: 3

Ferguson Map: 682 A2

Applicant:

Owner

Jesus J. Robles

Jesus J. Robles

Zoning Request: From "I-1" General Industrial District to "RM-6" Mixed Residential District

Property Location: Lots 4, 5, 6, 7 and the west 7.2 Feet of the North 200 feet of the South 250 feet of Lot 8, Block 49, NCB 11079

518 West Ansley

Proposal: Build single-family residence, possible additional residence in the future

Neighborhood Association: None

Neighborhood Plan: None

Traffic Impact Analysis

A traffic impact analysis is not required

Staff Recommendation:

Approval

The subject property is located on Ansley Avenue, a local residential street. The property was most recently used as a private baseball field with bleachers and a concession stand, all of which are in disrepair. The neighboring properties to the north are currently undeveloped, with single-family residential to the east, west and south.

The applicant is proposing to apply the "RM-4" classification in order to develop a single-family home on the property. Additionally, the applicant is requesting the "RM-4" in order to have the flexibility to add an additional single-family unit on the property. The proposed use would be appropriate at this location.

The subject property is currently zoned inappropriately adjacent to single-family residential zoning and the use is an unattractive nuisance. Thus, the proposed redevelopment would be beneficial to this single-family residential neighborhood. The "RM-4" district provides areas for medium to high-density, single-family residential uses mixed with a variety of housing types where adequate public facilities and services exist with capacity to serve development.

The applicant amended their request from "RM-4" to "RM-6" at the request of the Zoning Commission.

Zoning Commission Recommendation:

Approval

VOTE

FOR 10

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Rudy Nino, Jr. 207-8389

Z2006069

ZONING CASE NO. Z2006069 – March 21, 2006

Applicant: Jesus J. Robles

Zoning Request: "I-1" General Industrial District to "RM-4" Residential Mixed District.

Ida Robles, owner, stated she purchased the property with the intention of building a single-family residence on the subject property. She is requesting a "RM-4" zoning designation to build another home on the property for her parents or children in the future. She is agreeable to and "RM-6" zoning designation.

Staff stated there were 20 notices mailed out to the surrounding property owners, 3 returned in opposition and 5 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 Gadberry and seconded by Commissioner Sherrill to recommend approval of "RM-6".

1. Property is located on Lots 4 thru 7 and the west 7.2 feet of the north 200 feet of the south 250 feet of Lot 8, Block 49, NCB 11079 at 518 West Ansley.
2. There were 20 notices mailed, 3 returned in opposition and 5 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.