

CASE NO: Z2006096

Staff and Zoning Commission Recommendation - City Council

Date: May 18, 2006

Zoning Commission Meeting Date: April 18, 2006

Council District: 6

Ferguson Map: 613 B-6

Applicant:

Owner:

Bexar Odyssey Investments, LLC

Bexar Odyssey Investments, LLC

Zoning Request: From "C-3" General Commercial District and "R-6" Residential Single-Family District to "MF-25" Multi-Family District

21.42 acres out of NCB 17873

Property Location: 8777 Marbach Road

Northside of Marbach Road between Cable Ranch Road and Hunt Lane

Proposal: Multi-family complex

Neighborhood Association Rainbow Hills Neighborhood Association is within 200 feet

Neighborhood Plan: None

Traffic Impact Analysis

A Traffic Impact Analysis is not required. One may be required at the plat/building permit stage.

Staff Recommendation:

Approval

The subject property is currently undeveloped and located along Marbach Road a major thoroughfare. The subject property is adjacent to "C-3" General Commercial District to the south west. The property to the north is zone "MF-33" Multi-Family District (multi-family dwellings). The purpose of the rezoning is to develop a multi-family community on the subject property. The "MF-25" Multi-Family District is a down-zoning and would be appropriate at this location.

Multi-family residence limited density "MF-25" district is the designation for a multi-family use with a maximum density of up to 25 units per acre, depending on unit size. An "MF-25" district designation may be applied to a use in a residential neighborhood that contains a mixture of single family and multi-family uses or in an area for which limited density multi-family use is desired. An "MF-25" district designation may be applied in a centrally located area near supporting transportation and commercial facilities,

The subject property was originally zoned Temporary "R-1" Single-Family Residence District and was zoned "B-3" Business District in 1986. The Temporary "R-1" Single-Family Residence District and "B-3" Business District later converted to "R-6" Residential Single-Family District and "C-3" General Commercial District in February of 2002 upon adoption of the current UDC.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Pedro Vega 207-7980

VOTE

FOR	10
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2006096

ZONING CASE NO. Z2006096 – April 18, 2006

Applicant: Bexar Odyssey Investments, LLC

Zoning Request: "C-3" General Commercial District and "R-6" Residential Single Family District to "MF-25" Multi Family District.

Andy Guerrero, 3134 Renker, representing the owner, stated this request would be a down zoning. He stated he would like to amend his request to 21.42 acres. He further stated they are proposing a 480-unit apartment complex on the subject property.

Staff stated there were 27 notices mailed out to the surrounding property owners, 1 returned in opposition and 3 returned in favor and no response from Rainbow Hills 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.

COMMISSION ACTION

The motion was made by Commissioner Martinez and seconded by Commissioner Gadberry to recommend approval.

1. Property is located on Parcel P-1, NCB 17873 at 8777 Marbach Road.
2. There were 27 notices mailed, 1 returned in opposition and 3 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.