

..... Notices Mailed
 - - - - - In Opposition
 - - - - - In Favor

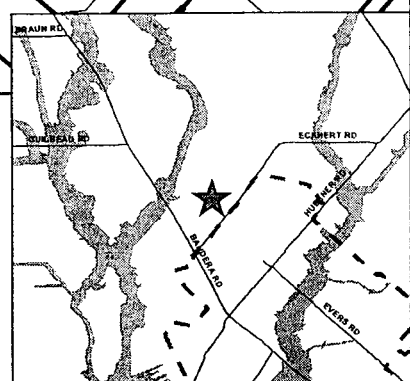
ZONING CASE: Z2006-056 CD

City Council District No. 7
 Requested Zoning Change
 From "R-6" To "RM-4" CD
 Date: May 18, 2006
 Scale: 1" = 200'

■ Subject Property
 ○ 200' Notification



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CASE NO: Z2006056 CD

Staff and Zoning Commission Recommendation - City Council

Date: May 18, 2006

Zoning Commission Meeting Date: March 07, 2006

Council District: 7

Ferguson Map: 547 F8

Applicant:

Owner:

Salah Diab

Milton Zaiontz

Zoning Request:

From "R-6" Residential Single-Family District to "RM-4" (CD-Multi-Family Dwellings) Residential Mixed District with a Conditional Use for Multi-Family Dwellings not to exceed 18 units per acre

Parcel-11D, NCB 17971

Property Location:

Southeast of the intersection of Woodchase Drive and Coastal Lane

7800 Block of Woodchase Drive

Proposal:

To develop multi family dwellings

Neighborhood Association

None

Neighborhood Plan:

Huebner/Leon Creeks Community Plan

Traffic Impact Analysis

A Traffic Impact Analysis is not required.

Staff Recommendation:

Consistent

The proposed zoning district conforms to the Huebner/Leon Creek Community Plan. The future land use for this site is High Density Residential.

Approval

The surrounding properties are zoned for residential use. The properties to the north, west, and south contain developed apartments.

The property was previously zoned Temporary R-1 Residential District. The zoning was converted from Temp R-1 to R-6 Residential Single-Family District with the adoption of the 2001 Unified Development Code (UDC).

The proposed multi-family district is appropriate at this site. The requested zoning district would permit the development of roughly 187 units on the property. The current zoning district would permit the development of roughly 67 units. In addition, the construction of multi-family dwellings at this location would serve as an infill development project. The change in zoning would conform to the surrounding land uses.

Zoning Commission Recommendation:

Approval

VOTE

FOR 10

AGAINST 0

ABSTAIN 1

RECUSAL 0

CASE MANAGER : Pedro Vega 207-7980

Z2006056 CD

ZONING CASE NO. Z2006056 – March 7, 2006

Applicant: Salah Diab

Zoning Request: "R-6" Residential Single Family District to "MF-25" Multi Family District.

Salah Diab, 6735 IH 35, representing the owner, stated he is requesting this change in zoning to allow for development of a multi family development of approximately 120 units. He stated staff has indicated their proposal is consistent with the neighborhood plan. He further stated he is agreeable to an "RM-4" C zoning designation.

Staff stated there were 26 notices mailed out to the surrounding property owners, 1 returned in opposition and 3 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

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

(A verbal vote was taken)

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

NAYS: None

ABSTAIN: Avila

THE MOTION CARRIED

COMMISSION ACTION

The motion was made by Commissioner Sherrill and seconded by Commissioner Westheimer to recommend approval of "RM-4" C with a Conditional Use for a Multi Family not to exceed 18 units per acre.

Z2006056 CD

1. Property is located on Lot P-11D, NCB 17971, southeast of the intersection of Woodchase Drive and Costal Lane.
2. There were 26 notices mailed, 1 returned in opposition and 3 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.