

_____ Notices Mailed
 _____ In Opposition
 _____ In Favor

R5									
13	14	15	16	17	18	19	20	21	
1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R

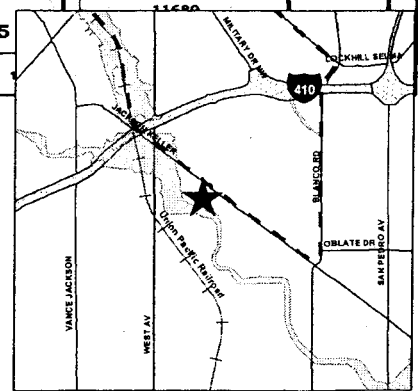
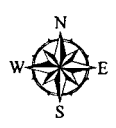
CANDLELIGHT									
1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R
5	6	7	8	9	10	11	12	13	
R5									
13117									

R5									
16	17	18	19	20	21	22	23	24	
1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R
R5									
20									

R5									
1	2	3	4	5	6	7	8	9	10
1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R
R5									
13119									

ZONING CASE: Z2006-086
 City Council District No. 1
 Requested Zoning Change
 From "R-4" and "MF-33"
 To "MF-40"
 Date: June 1, 2006
 Scale: 1" = 200'

■ Subject Property
 ○ 200' Notification



CASE NO: Z2006086

Staff and Zoning Commission Recommendation - City Council

Date: June 01, 2006

Zoning Commission Meeting Date: May 02, 2006

Council District: 1

Ferguson Map: 582 B1

Appeal:

Applicant: Owner

Stephen Raub Endure Commercial Capital

Zoning Request: From "R-4" Residential Single-Family District and "MF-33" Multi-Family District to "MF-40" Multi-Family District

6.592 acres out of NCB 11688

Property Location: 1600 Block of Jackson-Keller Road

Jackson-Keller Road, South of NW Loop 410

Proposal: To Develop an Apartment Community

Neighborhood Association: Dellview Area Neighborhood Association

Neighborhood Plan: Greater Dellview Area Community Plan

TIA Statement: A Traffic Impact Analysis is required and has been submitted.

Staff Recommendation:

Consistent

The proposed MF-40 zoning district is consistent with the land use designation of the property identified in the Greater Dellview Area Community Plan. The Plan identifies this property for mixed use, promoting an integration of residential and commercial uses.

Approval

The proposed multi-family zoning is compatible with the existing multi-family zoning in the immediate area and direct access onto an arterial street is available. Additionally, many commercial services are within a short distance and the proposed development is along a public transit route, with stops in close proximity to the entrance.

The subject property, which has remained undeveloped, was annexed into the city in 1952 and consists of about 6.5 acres. The property is currently zoned R-4, although a small portion of the property adjacent to the French Chalet Apartments to the north is presently zoned MF-33. The R-4 zoning would permit more than 60 units where the proposed multi-family zoning would allow more than 240 units.

The applicant is proposing a multi-family development of about 250 units. In addition to the multi-story apartment buildings, a three story parking garage is also proposed. The MF-40 district has a height limit of 60 feet. The Olmos Creek Drainage Channel abuts the south property line and the remainder of the property is bordered by MF-33 zoning to the east (The Enclave Luxury High Rise Apartments), west (Lincoln

CASE NO: Z2006086

Staff and Zoning Commission Recommendation - City Council

Village Apartments) and north (French Chalet Apartments). There is also an undeveloped parcel with existing C-2 zoning to the north that will be incorporated into the overall multi-family development. Jackson-Keller Elementary School and single family dwellings are further north, across Jackson-Keller Road, and are located within Castle Hills.

Vehicular access to the property will likely be limited to Lavays Drive, currently a cul-de-sac unavailable for through traffic and used primarily by residents of the French Chalet Apartments for access and overflow parking. The intersection of Lavays and Jackson-Keller is not signalized and, like the 300 or so occupants of The Enclave, residents of this future development will likely be restricted to a single access point onto Jackson-Keller.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Matthew Taylor 207-5876

VOTE

FOR 10

AGAINST 0

ABSTAIN 0

RECUSAL 0

Z2006086

ZONING CASE NO. Z2006086 – April 18, 2006

Applicant: Stephen Raub

Zoning Request: “R-4” Residential Single Family District and “MF-33” Multi Family District to “MF-40” Multi Family District.

Alan Lindskog, 11550 IH 10 West, representing the applicant, stated he would like to request a continuance on this case. He stated they have received a call from representatives from Dellview Area Neighborhood Association and they would like to meet and further discuss this project.

Staff stated there were 8 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Dellview Area Neighborhood Association. Staff mailed 33 notices to the Planning Team.

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 Gray and seconded by Commissioner Robbins to recommend a continuance until May 2, 2006.

1. Property is located on 6.592 acre out of NCB 11688 at 1600 Block of Jackson Keller Road.
2. There were 8 notices mailed, 0 returned in opposition and 0 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED

ZONING CASE NO. Z2006086 – May 2, 2006

Applicant: Stephen Raub

Zoning Request: “R-4” Residential Single Family District and “MF-33” Multi Family District to “MF-40” Multi Family District.

Z2006086

Alan Lindskog, 11550 IH 10 West, representing the applicant, stated this case was continued from April 18th meeting to meet with representatives of Dellview Neighborhood Association and he feels they have their support. He stated they are proposing to develop an apartment community on the subject property. He further stated their request is consistent with the Greater Dellview Area Community Plan. The Plan identifies this property for mixed use, promoting an integration of residential and commercial uses.

FAVOR

Marianna Orneales, President of Dellview Neighborhood Association, stated they have met with Mr. Lindskog to discuss his proposal and strongly support this development.

Staff stated there were 8 notices mailed out to the surrounding property owners, 0 returned in opposition and 4 returned in favor. Staff mailed 31 notices to the Planning Team. Staff has not received a response from Dellview Neighborhood Association however they have been informed that the applicant has continued to meet with the representatives from Dellview 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

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

(A verbal vote was taken)

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

NAYS: None

THE MOTION CARRIED

COMMISSION ACTION

The motion was made by Commissioner Westheimer and seconded by Commissioner Sherrill to recommend approval.

Z2006086

1. Property is located on 6.592 acres out of NCB 11688 at 1600 Block of Jackson-Keller Road.
2. There were 8 notices mailed, 0 returned in opposition and 4 in favor.
3. Staff recommends approval.

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

NAYS: Rodriguez

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.