

ZONING CASE: Z2006-042

City Council District No. 6

Requested Zoning Change

From "C-3" and "ED" To "MF-33 PUD"

Date: June 1, 2006

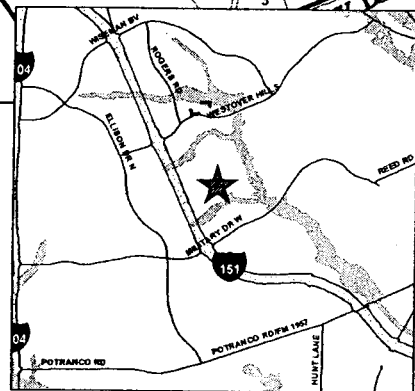
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Subject Property

200' Notification



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CASE NO: Z2006042

Staff and Zoning Commission Recommendation - City Council

Date: June 01, 2006

Zoning Commission Meeting Date: February 21, 2006

Council District: 6 **Ferguson Map:** 578 D8

Applicant: Owner

Charles Martin Wender Westover Hills Development Partners, L. P.

Zoning Request: From "C-3" Commercial District and "ED" Entertainment District to PUD "MF-33" Planned Unit Development Multi-Family District

14.85 acres out of NCB 17673

Property Location: 9800 Block of Rogers Road

Hyatt Resort Road and Rogers Road

Proposal: To develop townhomes

Neighborhood Association: None

Neighborhood Plan: None

Traffic Impact Analysis:

A Traffic Impact Analysis is not required. Rezoning from C-3 to MF-33 PUD would generate a decrease of 303 afternoon peak hour vehicle trips. The 14.85-acres could generate approximately 6,944 daily vehicle trips as commercial but would decrease to approximately 3,293 daily vehicle trips zoned as MF-33 assuming the maximum dwelling units. The proposed development consists of 90 town-homes. A TIA report may be required at the PUD review stage depending on the exact number of units proposed. Rogers Road is a Secondary Arterial Type A requiring 86 feet of Right-of-way.

Staff Recommendation:

Approval. The request for MF-33 PUD is consistent with the development pattern of the area. The requested zoning is a reduction in intensity from the current C-3 zoning. The Townhouse development will complement the existing development. The Hyatt Hill Country Resort surrounds the site. The ED District is a special district that allows a broad array of use. The uses permitted in the ED District are MF, NC, C-1, C-2 and C-3.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Richard Ramirez 207-5018

VOTE

FOR	9
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2006042

ZONING CASE NO. Z2006042 – February 21, 2006

Applicant: Charles Martin Wender

Zoning Request: “C-3” General Commercial District and “ED” Entertainment District to PUD “MF-33” Planned Unit Development Multi-Family District.

Charles Wender, representing the owner, stated the purpose of this zoning change is to allow development of townhomes on the subject property.

Staff stated there were 6 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 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 Martinez and seconded by Commissioner McAden to recommend approval.

1. Property is located on 14.85 acres out of NCB 17673 at 9800 Block of Rogers Road.
2. There were 6 notices mailed, 0 returned in opposition and 2 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.