

Z2013198

ZONING CASE NUMBER Z2013198 (Council District 8) – February 4, 2014

A request for a change in zoning from “C-2 GC-1 MSAO-1 MLOD-1” Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District, “C-2 UC-1 GC-1 MSAO-1 MLOD-1” Commercial IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District, “C-3 MSAO-1 MLOD-1” General Commercial Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District, “C-3 GC-1 MSAO-1 MLOD-1” General Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District and “C-3 UC-1 GC-1 MSAO-1 MLOD-1” General Commercial IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District to “MF-33 MSAO-1 MLOD-1” Multi-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District, “MF-33 GC-1 MSAO-1 MLOD-1” Multi-Family Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District and “MF-33 UC-1 GC-1 MSAO-1 MLOD-1” Multi-Family IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District on 10.911 acres out of NCB 18335, NCB 18338 and NCB 34034 on portions of the 21500 and 21600 Blocks of Milsa Drive. Staff recommends approval, pending plan amendment.

Staff stated there were 34 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and Friends of Friedrich Wilderness Park are in opposition. Staff mailed 41 notices to the Planning Team.

James Griffin, representative, stated the purpose of this zoning request is to allow for multi-family development on the subject property. He stated they have been working closely with the surrounding property owners and neighborhood association.

The following citizens appeared to speak:

Kelly Lyons, spoke in opposition.

Sandra Garant, spoke in opposition.

Georgina Schwartz, spoke in opposition.

James Startzell, spoke in opposition.

Robert Rico, spoke in opposition.

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Jeff Ward, spoke in opposition.

Dr. Meredith McGuire, spoke in opposition.

Luis Garcia, spoke in opposition.

John Horton, spoke in opposition.

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

A motion was made by Commissioner Romero and seconded by Commissioner Martinez to recommend a continuance until February 18, 2014.

AYES: Salazar, Middleton, McFarland, Villarreal, Shaw, Romero, Boyd, Martinez, Ornelas

NAY: None

THE MOTION CARRIED

ZONING CASE NUMBER Z2013198 (Council District 8) – February 18, 2014

A request for a change in zoning from “C-2 GC-1 MSAO-1 MLOD-1” Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District, “C-2 UC-1 GC-1 MSAO-1 MLOD-1” Commercial IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District, “C-3 MSAO-1 MLOD-1” General Commercial Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District, “C-3 GC-1 MSAO-1 MLOD-1” General Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District and “C-3 UC-1 GC-1 MSAO-1 MLOD-1” General Commercial IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District to “MF-33 MSAO-1 MLOD-1” Multi-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District, “MF-33 GC-1 MSAO-1 MLOD-1” Multi-Family Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District and “MF-33 UC-1 GC-1 MSAO-1 MLOD-1” Multi-Family IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District on 10.911 acres out

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of NCB 18335, NCB 18338 and NCB 34034; on portions of the 21500 and 21600 Blocks of Milsa Drive. Staff recommends approval, pending plan amendment.

Staff stated there were 34 notices mailed out to the surrounding property owners, 2 returned in opposition and 0 in favor and Friends of Friedrich Wilderness Park is in opposition. Staff mailed 41 notices to the Planning Team.

Ken Brown, representative, stated they are requesting this change in zoning to allow multi-family development. He stated he has been working closely with the neighborhood associations. He further stated in meeting with a group from Stonewall Estates they have agreed on the following:

- to limit the density to 334 units
- provide a 50 foot buffer along the back side of their property
- provide a solid wood fence along Milsa
- provide a rod iron fence with masonry along the backside of their property
- limit the units that will face the neighborhood to 3 stories with no balconies
- fully enclose their dumpsters

James Griffin, representative, stated he has working with representatives from Friends of Friedrich Wilderness Park and have agreed on the same conditions as stated by Mr. Brown. He further stated there were a few conditions requested by Friends of Friedrich Wilderness Park such as

- limiting pedestrian access on the north south and west side of the park
- Restriction on outdoor cats at the apartment complex.
- Restriction on feeding of feral cats
- All on site

The following citizens appeared to speak:

John Nikolaou gave his time to Kelly Lyons

Julia Hammel, spoke in opposition.

Mary Hetner gave her time to James Startzell.

James Startzell, spoke in opposition.

Jeff Ward, spoke in opposition.