

**ZONING CASE # Z2018073 (Council District 3) – March 6, 2018**

A request for a change in zoning from "R-5" Residential Single-Family District, "MF-33" Multi-Family District, and "C-3" General Commercial District to "MXD" Mixed Use District on 113.568 acres out of NCB 10835, NCB 10838, NCB 13485, NCB 13486, and NCB 13881, generally located east of the intersection at Pecan Valley Drive and East Southcross. Staff recommends Approval.

Staff mailed 67 notices to the surrounding property owners, 1 returned in favor, 2 returned in opposition. The Pecan Valley and Highland Hills Neighborhood Associations is are in opposition.

James Griffin, representative, stated the request is to reduce the density for a project consisting of a unique mix of uses.

Russell Yager, Big Red Dog Engineering, Engineer/Developer, answered the Zoning Commissioners questions.

Dan Pedrotti Jr, Valor Club, explained the development vision to the Zoning Commission.

**The following citizens appeared to speak:**

J. Holloway, yielded minutes to Toni Moorhouse.

Nelda Rihn yielded minutes to Ruth Medellin.

Kim Schroeder, yielded minutes to Toni Moorhouse.

Belinda Sanchez yielded minutes to Elizabeth Knippa.

Edmond Luhe, yielded minutes to Dotti Saenz.

Dotti Saenz, spoke in opposition.

Joanne Torres, yielded minutes to David Torres.

David Torres, spoke in opposition.

Steven Kensing, yielded minutes to Charles Bartlett.

Alberto Del Rio, yielded minutes to Charles Bartlett.

Charles Bartlett, presented photos of the drainage issues near Salado Creek.

Elizabeth Knippa, spoke in opposition.

David Morales, spoke in opposition.

Toni Moorhouse, spoke in opposition and presented photos of the area.

Ruth Medellin, spoke in opposition.

Sylvia Phillips, yielded minutes to Ruth Medellin.

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.

The Zoning Commissioners discussed and commented on the presented case.

### **COMMISSION ACTION**

A motion was made by Commissioner McGhee and seconded by Commissioner Rosalez to recommend Approval.

**AYES: Romero, Lopez, McGhee, Rosalez, Sipes, Gibbons, Nix, McDaniel**

**NAY: None**

### **THE MOTION CARRIED**

#### **ZONING CASE # Z2018073 (Council District 3) – February 20, 2018**

A request for a change in zoning from "R-5" Residential Single-Family District, "MF-33" Multi-Family District, "G" Golf Course District and "C-3" General Commercial District to "MXD" Mixed Use District on 113.568 acres out of NCB 10835, NCB 10838, NCB 13485, NCB 13486, and NCB 13881, generally located east of the intersection at Pecan Valley Drive and East Southcross. Staff recommends Approval.

Staff mailed 67 notices to the surrounding property owners, 1 returned in favor, and 2 returned in opposition. No response from the Highland Hills Neighborhood Association and the Pecan Valley Neighborhood Association is in opposition.

James Griffin, representative, requested a continuance.

#### **The following citizens appeared to speak:**

Joanna Holloway, yielded minutes to Toni Moorhouse.

Edmund Luke, yielded minutes to Toni Moorhouse.

Toni Moorhouse, Pecan Valley NA, spoke in opposition and stated the representative is working to address the community's concerns, and would prefer a continuance.

Liz Trainor, Highland Hills NA, spoke in opposition and agrees with Toni Moorhouse for a continuance.

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Ruth Medellin, spoke in opposition.

Sylvia Phillips, yielded minutes to Ruth Medellin.

David Morales, 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 McGhee and seconded by Commissioner Head for a continuance to March 6, 2018.

**AYES: Romero, Lopez, Head, McGhee, Rosalez, Sipes, Gibbons, Nix, McDaniel**

**NAY: None**

### **THE MOTION CARRIED**

#### **ZONING CASE # Z2018073 (Council District 3)** – February 6, 2018

A request for a change in zoning from "R-5" Residential Single-Family District, "MF-33" Multi-Family District, "G" Golf Course District and "C-3" General Commercial District to "MXD" Mixed Use District on 113.568 acres out of NCB 10835, NCB 10838, NCB 13485, NCB 13486, and NCB 13881, generally located east of the intersection at Pecan Valley Drive and East Southcross. Staff recommends Approval.

Staff mailed 67 notices to the surrounding property owners, 0 returned in favor, and 1 returned in opposition. No response from the Highland Hills Neighborhood Associations and the Pecan Valley Neighborhood Association is in opposition.

James Griffin, representative, requested a continuance to February 20, 2018.

#### **The following citizens appeared to speak:**

J. Holloway, left the meeting.

Elizabeth Knippa, passed.

Ruth Medellin, passed.

Toni Moorhouse, passed.

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.

The Zoning Commissioners discussed and commented on the presented case.

**COMMISSION ACTION**

A motion was made by Commissioner McGhee and seconded by Commissioner Head for a continuance to February 20, 2018.

**AYES: Romero, Lopez, Head, McGhee, Kamath, Briones, Rosalez, Sipes, Gibbons,  
Nix, McDaniel**

**NAY: None**

**THE MOTION CARRIED**