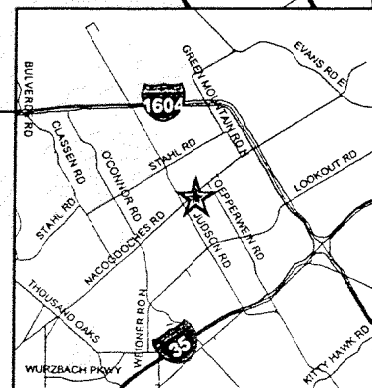


## ZONING CASE: Z2002-241

City Council District NO. 10  
 Requested Zoning Change  
 From: "R-6" To "R-4,C-3NA,C-2NA"  
 Date: JANUARY 9, 2003  
 Scale: 1" = 250'

- ☐ Subject Property
- ☐ 200' Notification

T-10  
 p.568  
 C-5



C:\DEC\_3\_2002

# CASE NO: Z2002241

**Zoning Commission Meeting Date:** December 03, 2002

**Council District:** 10

**Ferguson Map:** 519 B7

**Appeal:**

**Applicant:**

Dirt Dealers III, Ltd.

**Owner**

Dirt Dealers III, Ltd.

**Zoning Request:**

From "R-6" Residential Single Family District to "R-4" Residential Single Family District on 11.36 acres out of NCB 17153 and from "R-6" Residential Single Family District to "C-2 NA" Commercial Non Alcoholic Sales District on .41 acres out of NCB 17153 and from "R-6" Residential Single Family District to "C-3 NA" Commercial Non Alcoholic Sales District on 2.24 acres out of NCB 17153

14.01 acres out of NCB 17153

**Property Location:**

Nacogdoches Road, west of Falcon Crest

15800 block of Nacogdoches Road

**Applicants Proposal:**

To permit single family development and commercial uses

**Staff Recommendation:**

Approval The subject property is vacant and abutts an established subdivision development to the east and has commercial zoning to the north and west. The proposed "R-4" zoning on 11.36 acres is an extension of an existing developed subdivision to the east and is adjacent to residential zoning to the south. The proposed "C-3 NA" and "C-2 NA" zoning is surrounded by commercial zoning to the north, west and east and fronts on Nacogdoches Road, a major thoroughfare.

**Zoning Commission Recommendation:**

Approval

**VOTE**

FOR	10
AGAINST	0
ABSTAIN	0
RECUSAL	0

**Z2002241**

**ZONING CASE NO. Z2002241** December 3, 2002

Applicant: Dirt Dealers III, Ltd.

Zoning Request: "R-6" Residential Single Family District to "R-4" Residential Single Family District on 11.36 acres out of NCB 17153 and from "R-6" Residential Single Family District to "C-2NA" Commercial Non-Alcoholic Sales District on .41 acres out of NCB 17153 and from "R-6" Residential Single Family District to "C-3NA" Commercial Non-Alcoholic Sale District on 2.24 acres out of NCB 17153.

Landen Cane, 11403 Forest Square, stated they have been working with the homebuilder to extend the Falcon Crest Subdivision on the "R-4" portion at the rear and the "C-3NA" and "C-2NA" is an extension of the adjacent zoning. He further stated they are proposing single-family development and commercial uses.

Staff stated there were 44 notices mailed out to the surrounding property owners, 0 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.

**COMMISSION ACTION**

The motion was made by Commissioner Grau and seconded by Commissioner McAden to recommend approval.

1. Property is located on 14.04 acres out of NCB 17153 at 15800 Block of Nogalitos Road.
2. There were 4 notices mailed, 0 returned in opposition and 3 returned in favor.
3. Staff recommends approval.

**AYES: Mehringer, Grau, Kissling, McGowan, Hophan, Sherrill, McAden, Avila, Morell, Martinez**

**NAYS: None**

THE MOTION CARRIED.

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.