



# **ZONING CASE: Z2003-167**

City Council District NO. 10  
 Requested Zoning Change  
 From: "C-3 R", C-2" To "R-4"  
 Date: October 9, 2003  
 Scale: 1" = 200'

- Subject Property
- 200' Notification

T-10  
 p.519  
 A-5



C:\sept\_16\_2003



# CASE NO: Z2003167

## Staff and Zoning Commission Recommendation - City Council

---

**Date:** October 09, 2003

**Zoning Commission Meeting Date:** September 16, 2003

**Council District:** 10

**Ferguson Map:** 519 B5

**Appeal:** No

**Applicant:**

Gene Liguori

**Owner:**

Showcase Custom Homes of Texas, Inc.

**Zoning Request:** From "C-3 R" General Commercial Restrictive Alcohol Sales District and "C-2" Commercial District to "R-4" Residential Single-Family District

Lot 1, Block, 2, NCB 17789; Lots 4 and 5, Block 1, NCB 17788

**Property Location:** Intersection of Stahl Road and Heartland Drive

**Proposal:** To develop single-family residences

**Neighborhood Association:** High Country and Fox Run Neighborhood Associations

**Neighborhood Plan:** None

**TIA Statement:** A traffic impact analysis is not required

**Staff Recommendation:**

Approval. Subject property is undeveloped land with single-family residential use and zoning to the north and northwest. There is also residential zoning and use to the west, and "MF-33" zoning across Stahl Road to the southeast. The proposed zoning conforms to the development scheme of the area, and will have no adverse impact on the neighboring community.

**Zoning Commission Recommendation:**

Approval

**VOTE**

**FOR** 10

**AGAINST** 0

**ABSTAIN** 0

**RECUSAL** 0

**CASE MANAGER :** Elvin J. Gant, Jr. 207-5876

**Z2003167**

**ZONING CASE NO. Z2003167** – September 16, 2003

Applicant: Gene Liguori

Zoning Request: “C-3R” Commercial Restrictive Alcoholic Sales District and “C-2” Commercial District to “R-4” Residential Single Family District.

Ruben Pena, 106 Embassy Oaks, representing the applicant, stated they are requesting this change in zoning to allow the development of single-family dwellings on the subject property.

Staff stated there were 31 notices mailed out to the surrounding property owners, 1 returned in opposition and 7 returned in favor and High Country Neighborhood Association is in favor and no response from Fox Run 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.

**COMMISSION ACTION**

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

1. Property is located on Lot 1, Block 2, NCB 17789; Lots 4 and 5, Block 1, NCB 17788 at the intersection of Judson and Stahl Road.
2. There were 31 notices mailed, 1 returned in opposition and 7 in favor.
3. Staff recommends approval.

**AYES: Martinez, Grau, Cardenas-Gamez, Kissling, Dutmer, Dixon, McAden, Avila, Morell, Peel**

**NAYS: None**

**THE MOTION CARRIED**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.