



ZONING CASE: Z2003-164

City Council District NO. 10
 Requested Zoning Change
 From: "BP" and "C-3" To "R-5" and "C-3"
 Date: September 25, 2003
 Scale: 1" = 200'

□ Subject Property
 ○ 200' Notification

T-10
 p.519
 E-5



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CASE NO: 22003164

Staff and Zoning Commission Recommendation - City Council

Date: September 25, 2003

Zoning Commission Meeting Date: September 02, 2003

Council District: 10

Ferguson Map: 519 F4-5

Appeal: No

Applicant:

Leinguer Ventures, LLC

Owner:

Leinguer Ventures, LLC

Zoning Request: From "BP Business Park District and "C-3" General Commercial District to "R-5" Residential Single-Family District (76.04 acres) and "C-3" General Commercial District (21.63 acres)

A 97.67 acre tract of land out of NCB 16588

Property Location: 16900 Block of Nacogdoches Road

Southeast side of Nacogdoches Road, northeast of Loop 1604

Proposal: To develop single-family residential units and commercial development

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A level one traffic impact analysis is required and is currently under review

Staff Recommendation:

Approval. The 97.67 acre tract of land is undeveloped and adjacent to "NP-10" Neighborhood Preservation District, "BP Business Park District, "C-2" Commercial District and "C-3" General Commercial District. The "R-5" Residential Single-Family District and "C-3" General Commercial District would be appropriate at this location.

Zoning Commission Recommendation:

Approval

VOTE

FOR 11

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Pedro G. Vega 207-7980

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ZONING CASE NO. 22003164 – September 2, 2003

Applicant: Leinguer Ventures, LLC

Zoning Request: “BP” Business Park District and “C-3” General Commercial District to “R-5” Residential Single Family District (76.04 acres) and “C-3” General Commercial District (21.63 acres).

Gene Dawson, 555 E. Ramsey, representing the applicant, stated they are requesting this change in zoning to develop approximately 150 single family units on the subject property. He further stated they also propose commercial development.

Staff stated there were 14 notices mailed out to the surrounding property owners, 0 returned in opposition and 7 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 Sherrill to recommend approval.

1. Property is located on 97.67 acre tract of land out of NCB 16588 at 16900 Block of Nacogdoches Road.
2. There were 14 notices mailed, 0 returned in opposition and 7 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.