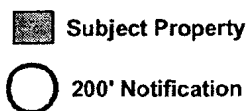


# **ZONING CASE: Z2004-026**

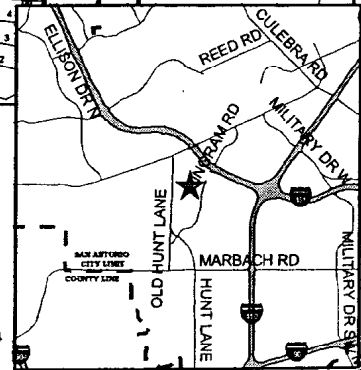
City Council District NO. 6  
 Requested Zoning Change  
 From: "I-1 & C-3 R" To "R-5"  
 Date: February 26, 2004  
 Scale: 1" = 500'



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 p.613  
 A-3.4



C:JAN. 6. 2004  
 (Z.A.)



# CASE NO: Z2004026

## Staff and Zoning Commission Recommendation - City Council

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**Date:** February 26, 2004

**Zoning Commission Meeting Date:** February 03, 2004

**Council District:** 6

**Ferguson Map:** 613 AB 3-4

**Appeal:** No

**Applicant:**

**Owner**

Fieldstone Communities

Lakeside Properties, Ltd.

**Zoning Request:** From "I-1" General Industrial District and "C-3 R" General Commercial Restrictive Alcoholic Sales District to "R-5" Residential Single-Family District

53.482 acres out of NCB 15329 and 43.908 acres out of NCB 15849

**Property Location:** East of Hunt Lane at the southwest intersection of Vista West Drive and Ingram Road

**Proposal:** To develop single family homes

**Neighborhood Association:** None

**Neighborhood Plan:** None

**TIA Statement:** A Level one TIA was submitted as required

**Staff Recommendation:**

Approval. The subject property is undeveloped. The property is surrounded by undeveloped land to the north, east and west, with a single-family residential development to the south. The requested zoning from "I-1" and "C-3 R" is a "down" zoning that will be more compatible with the adjacent residential zoning to the south and west.

**Zoning Commission Recommendation:**

Approval

**VOTE**

**FOR** 6

**AGAINST** 0

**ABSTAIN** 4

**RECUSAL** 0

**CASE MANAGER :** Mona Lisa Faz 207-7945

**Z2004026**

**ZONING CASE NO. Z2004026** – February 3, 2004

Applicant: Fieldstone Communities

Zoning Request: "I-1" General Industrial District and "C-3R" General Commercial Restrictive Alcoholic Sales District to "R-5" Residential Single-Family District on 53.482 acres and "R-4" Residential Single-Family District on 43.908 acres.

Rick Barnett, 731 Deer Cross Lane, representing the applicant, stated they are requesting this change in zoning to allow development of approximately 448 single-family homes on the subject property. He stated they have met with the homeowners association and have agreed to rezone the subject property "R-5".

Rick McNelly, 12940 Country Parkway, stated to address the concerns on traffic a traffic impact analysis has been conducted and was approved. He stated they would be dedicating a 13 feet of right a way along Hunt Lane for future widening of Hunt Lane.

**FAVOR**

Nancy Engelberg, 10486 Pine Glade, stated she has met with the applicant and Commissioner Martinez and is in support of this request with the following conditions: a.) The development be a mandatory neighborhood; b.) a tree be planted in every yard; c.) lots be zoned "R-5"; d.) no egress/ingress on Hunt Lane; e.) masonry wall be provided along the development; f.) no house be smaller than 1,562 square feet.

George Burton, 327 Burlington Drive, stated they have some concerns with the drainage problems in this area. He feels these issues should be address before new development. He also expressed concerns with the high volume of traffic in this area and feels this issue should also be address before new development.

Staff stated there were 28 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 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 Peel and seconded by Commissioner Grau to recommend approval.

**Z2004026**

1. Property is located on 53.482 acres out of NCB 15329 and 43.908 acres out of NCB 15849 at East of Hunt Lane at the southwest intersection of Vista West Drive and Ingram Road.
2. There were 28 notices mailed, 0 returned in opposition and 2 in favor.
3. Staff recommends approval.

**AYES: Martinez, Grau, Cardenas-Gamez, Dixon, Sherrill, Stribling, Peel**

**NAYS: None**

**ABSTAIN: Dutmer, McAden, Avila**

**THE MOTION CARRIED**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.