

Notices Mailed  
In Opposition  
In Favor

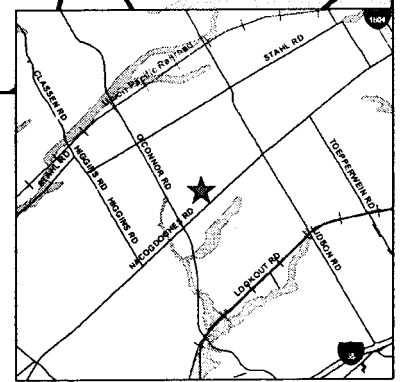
# **ZONING CASE: Z2005-124**

City Council District NO. 10  
Requested Zoning Change  
From: R-6, R-6 S To R-5  
Date: August 11, 2005  
Scale: 1" = 300'

■ Subject Property  
○ 200' Notification



C:\June\_7\_2005



# CASE NO: Z2005124

## Staff and Zoning Commission Recommendation - City Council

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Date: August 11, 2005

Zoning Commission Meeting Date: June 07, 2005

Council District: 10

Ferguson Map: 519 A7

**Applicant:**

MG Joint Venture #6, Ltd.

**Owner:**

R. A. Friesenhahn

**Zoning Request:**

From R-6 Residential Single-Family District and R-6 S Residential Single-Family District with a Specific Use Authorization for a cell phone tower to R-5 Residential Single-Family District

P-2 and P-2B, NCB 15831

**Property Location:**

14275 Nacogdoches Road

Northwest of the intersection of Friesenhahn Court and Nacogdoches Road

**Proposal:**

To develop a single family subdivision (142 units)

**Neighborhood Association:**

Woodstone Neighborhood Association

**Neighborhood Plan:**

None

**TIA Statement:**

A Traffic Impact Analysis is not required at zoning, but will be required at the plat level.

**Staff Recommendation:**

Approval.

The subject property is currently vacant and located northwest of the intersection of Friesenhahn Court and Nacogdoches. The properties to the east are zoned RM-4 Residential Mixed District and the properties to the west are zoned R-6 Residential Single-Family. The proposed change in density would allow for an increase of roughly 50 units. Friesenhahn Court would offer access for the potential residents to Nacogdoches Road.

**Zoning Commission Recommendation:**

Approval

**VOTE**

**FOR** 8

**AGAINST** 0

**ABSTAIN** 0

**RECUSAL** 0

**CASE MANAGER :** Robin Stover 207-7945

**Z2005124**

**ZONING CASE NO. Z2005124** – June 7, 2005

Applicant: MG Joint Venture #6, Ltd.

Zoning Request: "R-6" Residential Single Family District and "R-6" Residential Single Family District with a Specific Use Authorization for a cell phone tower to "R-5" Residential Single Family District.

Andy Guerrero, 3134 Renker, representing the applicant, stated the purpose of this request is to develop a single-family subdivision that would consist of 138 homes.

Staff stated there were 79 notices mailed out to the surrounding property owners, 9 returned in opposition and 5 returned in favor and no response Woodstone 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 Robbins and seconded by Commissioner Sherrill to recommend approval.

1. Property is located on P-2 & P-2B, NCB 15831 at 14275 Nacogdoches Road.
2. There were 79 notices mailed, 9 returned in opposition and 5 in favor.
3. Staff recommends approval.

**AYES: Martinez, Robbins, Dutmer, Dixon, Sherrill, McAden, Stribling, Peel**

**NAYS: None**

**THE MOTION CARRIED**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.