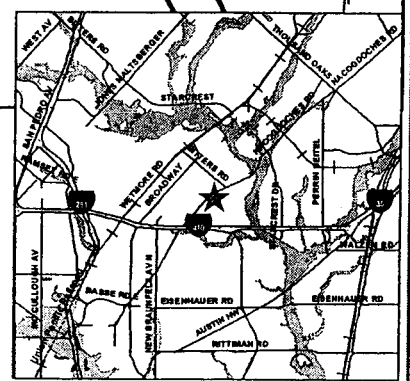
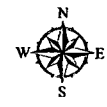


— Notices Mailed
 — In Opposition
 — In Favor

ZONING CASE: Z2005-236

City Council District No. 10
 Requested Zoning Change
 From "R-6" To PUD "MF-25"
 Date: December 15, 2005
 Scale: 1" = 200'

■ Subject Property
 ○ 200' Notification



CASE NO: Z2005236

Staff and Zoning Commission Recommendation - City Council

Date: December 15, 2005

Zoning Commission Meeting Date: October 18, 2005

Council District: 10

Ferguson Map: 551 E6

Applicant:

Lancaster Development Company

Owner:

Tom E. Turner Family Foundation

Zoning Request: From "R-6" Residential Single-Family District to PUD "MF-25" Planned Unit Development Multi-Family District not to exceed 26 units

Lot H and Lot I, NCB 12104

Property Location: 2900 Nacogdoches Road

Southeast side of Nacogdoches Road at Lovelace Drive

Proposal: To develop a single-family and townhouse subdivision

Neighborhood Association: Forest Oak Neighborhood Association

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval.

The subject property is located on Nacogdoches Road a major thoroughfare. Two single-family dwellings currently exist on the subject property. The PUD "MF-25" is appropriate for this location. The property to the southeast and southwest is currently zoned "R-6" Residential Single-Family District and consists of single-family dwellings. The zoning to the northwest is zoned "R-6" Residential Single-Family District and consists of a church.

The subject property is approximately 6.009 acres. PUD "MF-25" would limit the density to 4.4 units per acre. The density permitted in PUD "MF-25" is less than the current zoning, which would permit 7 units per acre.

The PUD planned unit development district is established to provide flexibility in the planning and construction of development projects by allowing a combination of uses developed in accordance with an approved plan that protects adjacent properties. The PUD plan shall incorporate any conditions imposed with the granting of the PUD zoning.

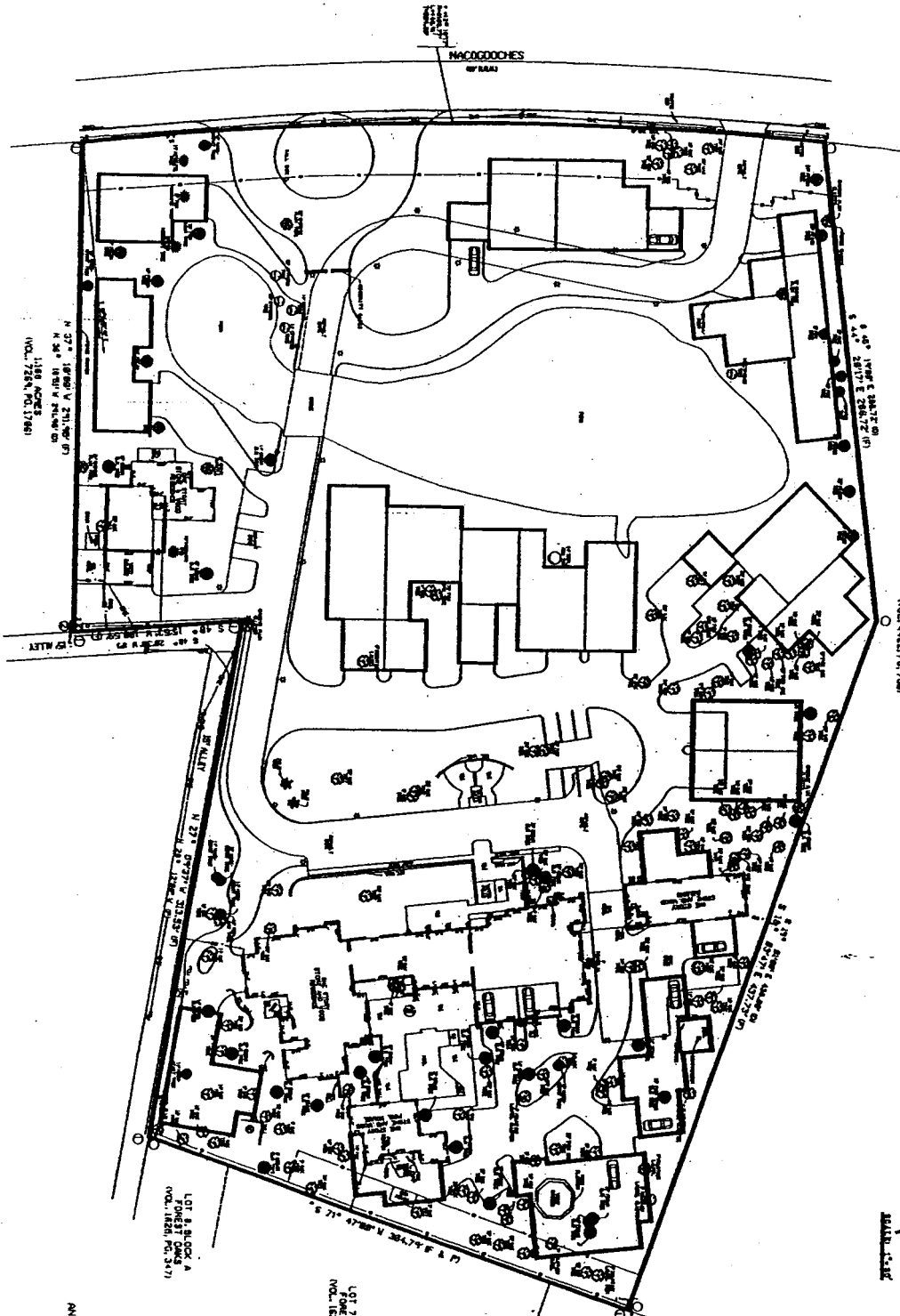
Zoning Commission Recommendation:

Approval

CASE MANAGER : Pedro Vega 207-7980

VOTE

FOR	10
AGAINST	0
ABSTAIN	0
RECUSAL	0



PART OF
 ANTIPODAS TRACT, 57 AC. 10.18
 NEW CITY BLOCK 1218
 STATE OF CALIFORNIA
 COUNTY OF LOS ANGELES

LOT 1, BLOCK A
 FOREST OAKS
 VOL. 1225, PG. 317

LOT 2, BLOCK A
 FOREST OAKS
 VOL. 1225, PG. 317

1. ALL INFORMATION ON THIS PLAN IS BASED ON THE RECORDS OF THE COUNTY OF LOS ANGELES, CALIFORNIA.
 2. THE INFORMATION ON THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSE.
 3. THE INFORMATION ON THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSE.
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 9. THE INFORMATION ON THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSE.
 10. THE INFORMATION ON THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSE.

LANCASTER / TURNER TRACT
 PRELIMINARY PLAN



MACMA - ROSE - COPELAND & ASSOC., INC.
 CONSULTING ENGINEERS AND LAND SURVEYORS
 2555 Central Expressway, Suite 200, San Antonio, Texas 78205
 Tel. 214-592-9400 Fax 214-592-9401 www.mrc-engineers.com

NO.	REVISION	DATE	BY	CHECKED
1	PRELIMINARY PLAN	10/1/00	J.M.	J.M.
2	REVISION			
3	REVISION			
4	REVISION			
5	REVISION			
6	REVISION			
7	REVISION			
8	REVISION			
9	REVISION			
10	REVISION			

Z2005236

ZONING CASE NO. Z2005236 -- October 18, 2005

Applicant: Mike Lancaster

Zoning Request: "R-6" Residential Single Family District to PUD "MF-25" Planned Unit Development Multi Family District not to exceed 26 units.

Mike Lancaster, 8603 Crownhill, representing the owner, stated they are requesting this change in zoning to allow development of a single family and townhome subdivision. He stated the purpose of requesting the PUD designation is to provide flexibility in the planning and construction of the development by allowing a combination of uses developed in accordance with an approved plan that protects adjacent properties. He stated they are proposing to develop 8 single-family homes, 4 duplexes and 8 townhomes.

OPPOSE

James Maverick, 2860 Nacogdoches, stated he is in support of this project however his only concern is the setback issue sitting 5 to 10 feet off his driveway.

REBUTTAL

Mike Lancaster, 8603 Crownhill, representing the owner, stated they would provide a privacy fence that he feels would address with Mr. Maverick concern.

Staff stated there were 51 notices mailed out to the surrounding property owners, 3 returned in opposition and 4 returned in favor and no response from Forest Oak 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 Marshall to recommend approval.

1. Property is located on Lot H and Lot I, NCB 12104 at 2900 Nacogdoches Road.
2. There were 51 notices mailed, 3 returned in opposition and 4 in favor.
3. Staff recommends approval.

AYES: Martinez, Robbins, Rodriguez, Kissling, Marshall, Sherrill, McAden, Avila, Stribling, Gray

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.