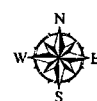


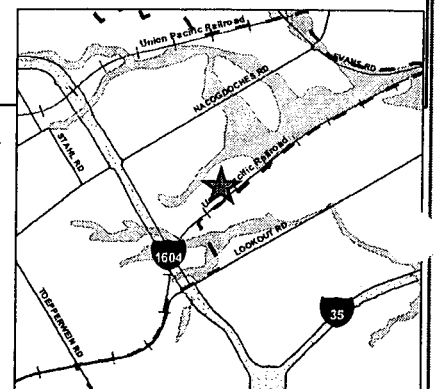
# **ZONING CASE: Z2006-017**

City Council District No. 10  
 Requested Zoning Change  
 From "BP" To "R-5"  
 Date: February 9, 2006  
 Scale: 1" = 300'

Subject Property  
 200' Notification



C:\Dec\_6\_2005



# CASE NO: Z2006017

## Staff and Zoning Commission Recommendation - City Council

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**Date:** February 09, 2006

**Zoning Commission Meeting Date:** January 17, 2006

**Council District:** 10

**Ferguson Map:** 519 F-5

**Applicant:**

**Owner:**

Brown P.C.

Leinguer Ventures, LLC

**Zoning Request:** From "BP" Business Park District to "R-5" Residential Single-Family District

32.37 acres out of NCB 16588

**Property Location:** 16700 Block of Dolente Road and Mandolino Lane

Between Tranquillo Way and M-K-T Railroad

**Proposal:** Single-family residential development

**Neighborhood Association** None

**Neighborhood Plan:** None

### Traffic Impact Analysis

A Traffic Impact Analysis is not required.

### Staff Recommendation:

Approval

The subject property is currently undeveloped and located southeast of Nacogdoches Road. The subject property is adjacent to "R-5" Residential Single-Family District to the north (single-family dwellings), "BP" Business Park District to the west (vacant) and "NP-10" Neighborhood Preservation District to the northeast (vacant). The "R-5" Residential Single-Family District is a down-zoning and would be appropriate at this location. The change in zoning would conform to the existing land use.

### Zoning Commission Recommendation:

Approval

**CASE MANAGER :** Pedro Vega 207-7980

### VOTE

**FOR** 10

**AGAINST** 0

**ABSTAIN** 0

**RECUSAL** 0

**Z2006017**

**ZONING CASE NO. Z2006017** – January 17, 2006

Applicant: Brown, P. C.

Zoning Request: "BP" Business Park District to "R-5" Residential Single Family District.

Patrick Christensen, 112 E. Pecan, representing the owner, stated the purpose of this request is to allow for single family residential development on the subject property.

Staff stated there were 6 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 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 Robbins and seconded by Commissioner McAden to recommend approval.

1. Property is located on 32.37 acres out of NCB 16588 at Dolente Road and Mandolino Lane.
2. There were 6 notices mailed, 0 returned in opposition and 1 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.