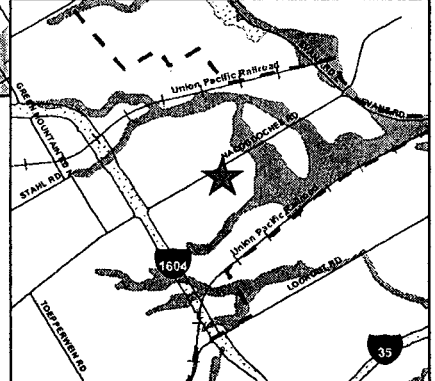
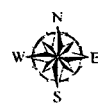


# **ZONING CASE: Z2006-028**

City Council District No. 10  
 Requested Zoning Change  
 From "C-3" To "MF-33"  
 Date: March 9, 2006  
 Scale: 1" = 300'

■ Subject Property  
 ○ 200' Notification



# CASE NO: Z2006028

## Staff and Zoning Commission Recommendation - City Council

Zoning Commission continuance from February 7, 2006 and February 21, 2006

**Date:** March 09, 2006

**Zoning Commission Meeting Date:** March 07, 2006

**Council District:** 10

**Ferguson Map:** 519 F4

**Applicant:**

**Owner:**

Brown, P. C.

Leinguer Ventures, LLC

**Zoning Request:** From "C-3" General Commercial District to "MF-33" Multi-Family District  
16.31 acres out of NCB 16588

**Property Location:** 17302 Nacogdoches Road  
Northeast corner of Nacogdoches Road and Dolente Road

**Proposal:** Multi-family development

**Neighborhood Association** None

**Neighborhood Plan:** None

### Traffic Impact Analysis

A Traffic Impact Analysis is not required, but a Level-1 TIA will be required at platting. The property is currently zoned C-3. The current zoning would have generated approximately 7,627 daily vehicle trips. The property is proposed to be zoned MF-33 and developed with no more than 528 rental units. The proposed MF-33 development is projected to generate 3,479 daily vehicle trips, a decrease of 4,188 vehicle trips per day. Access to the property is on Nacogdoches, a secondary arterial, 86-foot right-of-way. The owner should be aware that the eastern edge of the property is impacted by the future Stone Oak Parkway, which may require dedication/possible construction at platting.

### Staff Recommendation:

Approval

The subject property is currently undeveloped and located on Nacogdoches Road a major thoroughfare. The subject property is adjacent to "R-5" Residential Single-Family District to the southeast (single-family dwellings), "NP-10" Neighborhood Preservation District to the northeast and "C-3" General Commercial District across Dolente Road to the southwest (vacant). A 32 foot drainage easement and 15 foot access easement would serve as a buffer between the multi-family development and the single-family dwellings. The "MF-33" Multi-Family District is a down-zoning and would be appropriate at this location. The calculation for 16.31 acres proposed for the "MF-33" Multi-Family District would allow a potential of 538 multi-family dwellings. The applicant is proposing a development that would consist of a little over 300 multi-family dwellings.

### Zoning Commission Recommendation:

Recommendation Pending March 7, 2006, Public Hearing

### VOTE

**FOR**

**AGAINST** 0

**ABSTAIN** 0

**RECUSAL** 0

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

**Z2006028**

**Zoning Commission will not consider this case until March 7, 2006; therefore there are no minutes available at this time.**