



ZONING CASE #Z18-14  
“A” TO “R-1”

PH-18-021

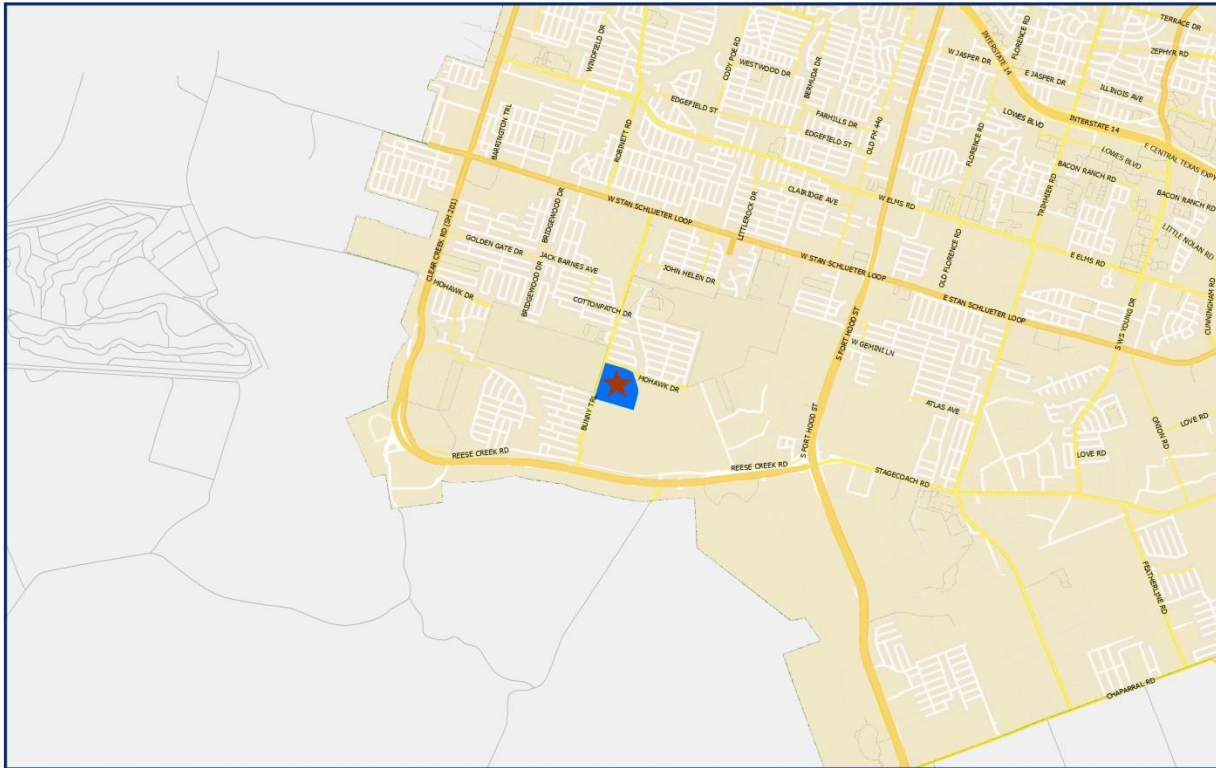
October 2, 2018

# Case #Z18-14 “A” to “R-1”

- Mitchell & Associates, Inc., is submitting this rezone request on behalf of Reeces Creek Development, Ltd. to rezone approximately 49.782 acres out of the Eugene LaSere Survey, Abstract No. 527, the W. T. Millsaps Survey, Abstract No. 1041 and the W. Freer Survey, Abstract No. 307, from “A” (Agricultural District) to “R-1” (Single-Family Residential District) for single family housing.
- The undeveloped property is located on the east right-of-way of Bunny Trail, south of (undeveloped) Mohawk Drive, and is designated as ‘General Residential’ on the Comprehensive Plan’s Future Land Use Map (FLUM).

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## Zoning Case Location Plan

### Case Z-2018-14



Council District: 4

A TO R-1

1 inch = 4,500 feet

Subject Property Legal Description: A0043BC G ALLEN, 1, A0307BC WM FREER, 3, A0527BC E LASERE, 3, A1040BC W T MILLSAP, 1, ACRES 374.049

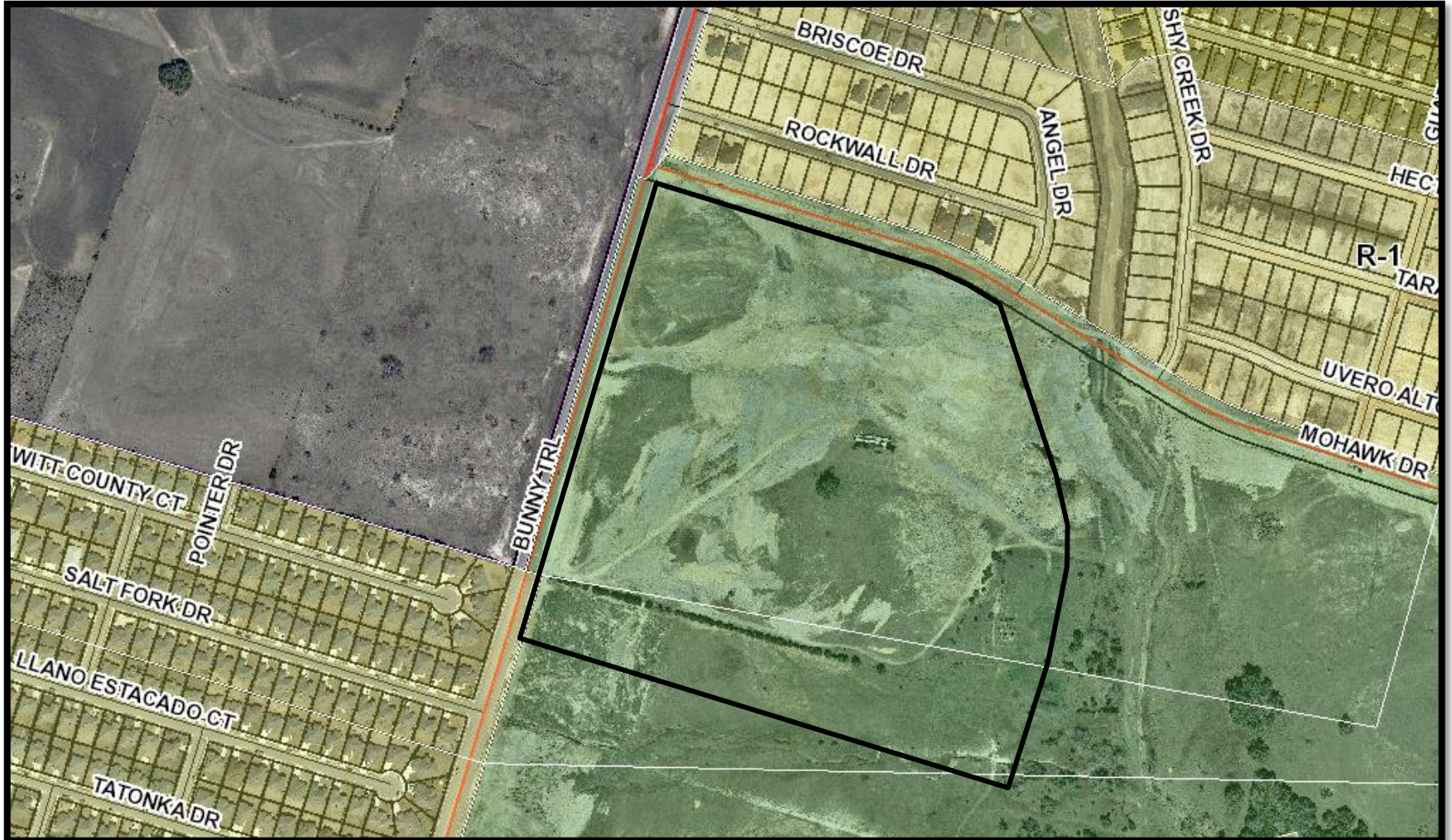
## Legend

 Zoning Case  City Limits



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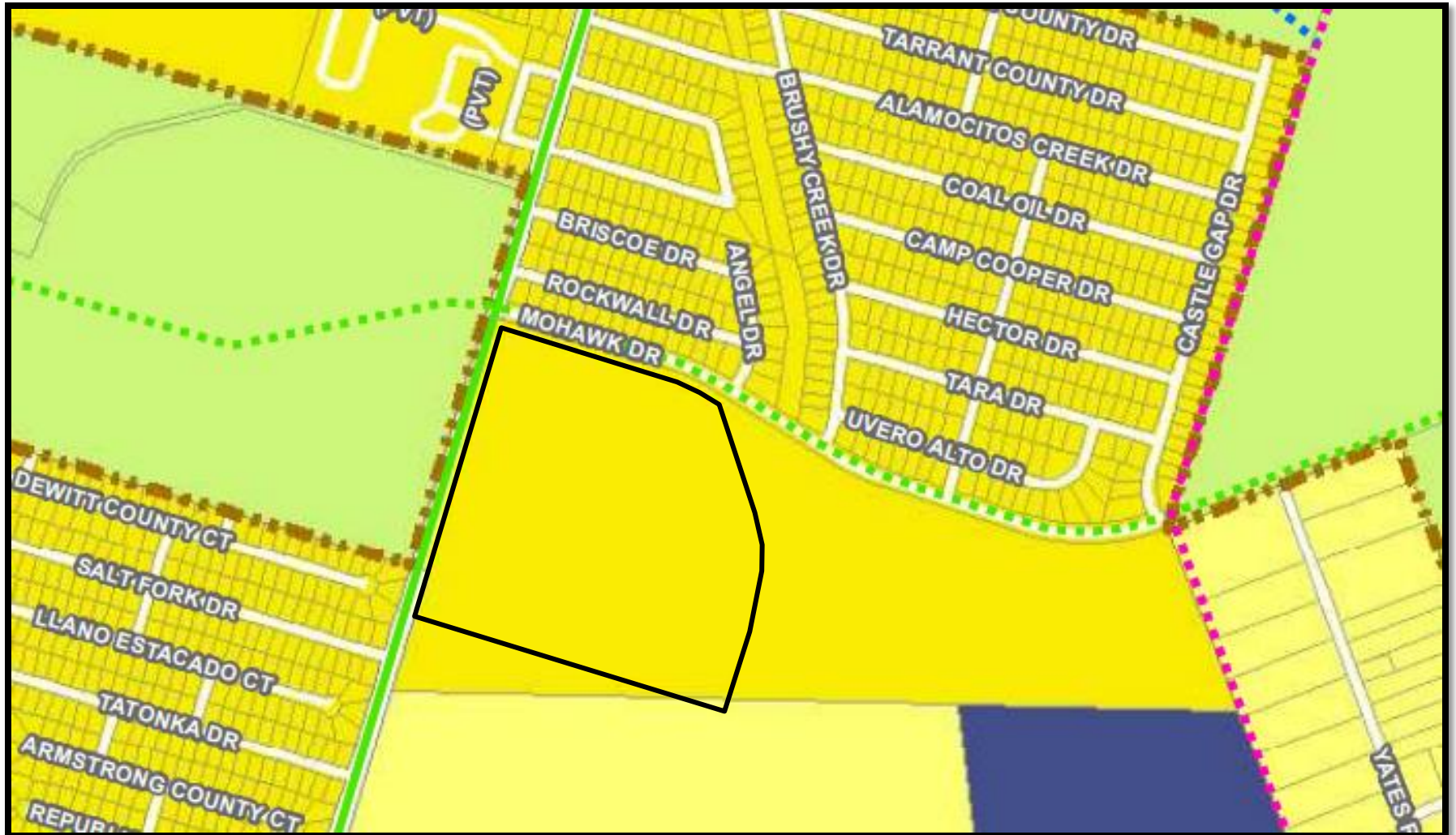
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## Case #Z18-14 “A” to “R-1”

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- Staff notified twenty five (25) surrounding property owners within 200’ on the subject property.
- Staff received opposition from Nathan Early, the owner of 3208 Rockwall Drive. Mr. Early is concerned about depreciation of his property’s value and he prefers more community areas (e.g. park) instead of more housing.
- The Planning and Zoning Commission recommended approval of the requested zoning change by a vote of 5 to 0 (July 16<sup>th</sup> meeting).