

# Zoning Case ZN8501



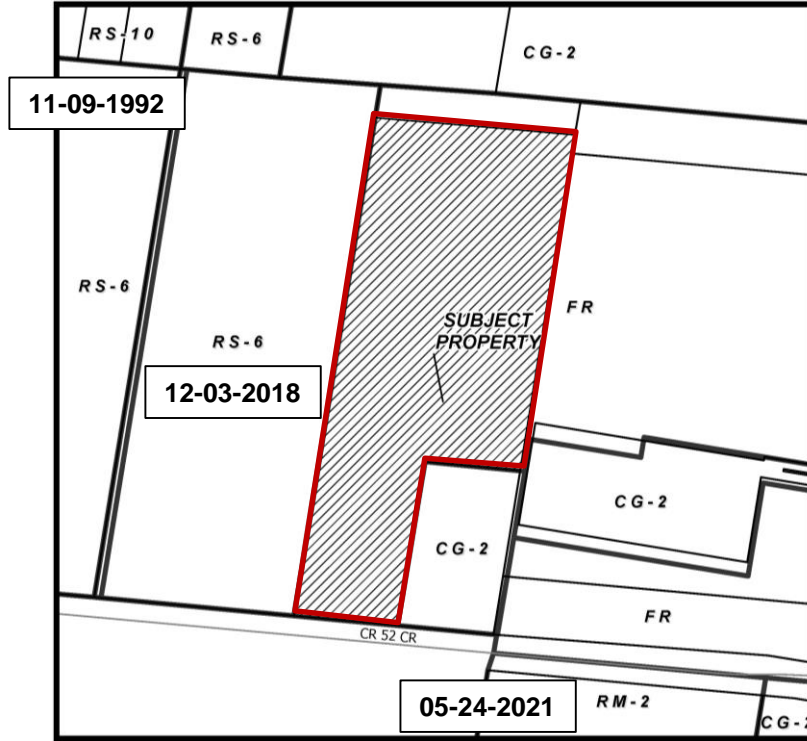
## Cross Timbers Steakhouse Inc District 1

Rezoning for a property at or near  
3402 CR-52  
From the “FR” Farm Rural District  
To the “RS-4.5” Single-Family 4.5 District



City Council  
February 11, 2025

# Zoning and Land Use



## Proposed Use:

To allow medium-density residential subdivision

## ADP (Area Development Plan):

Northwest, Adopted on January 9, 2001

## FLUM (Future Land Use Map):

Medium-density residential

## Existing Zoning District:

"FR" Farm Rural District

## Adjacent Land Uses:

North: Drainage corridor; Zoned: FR

South: Transportation, Agricultural, Commercial;  
Zoned: FR

East: Agricultural, Commercial; Zoned: FR, CG-2

West: Agricultural; Zoned: RS-6

# Public Notification

9 Notices mailed inside the 200' buffer  
4 Notices mailed outside the 200' buffer

## Notification Area

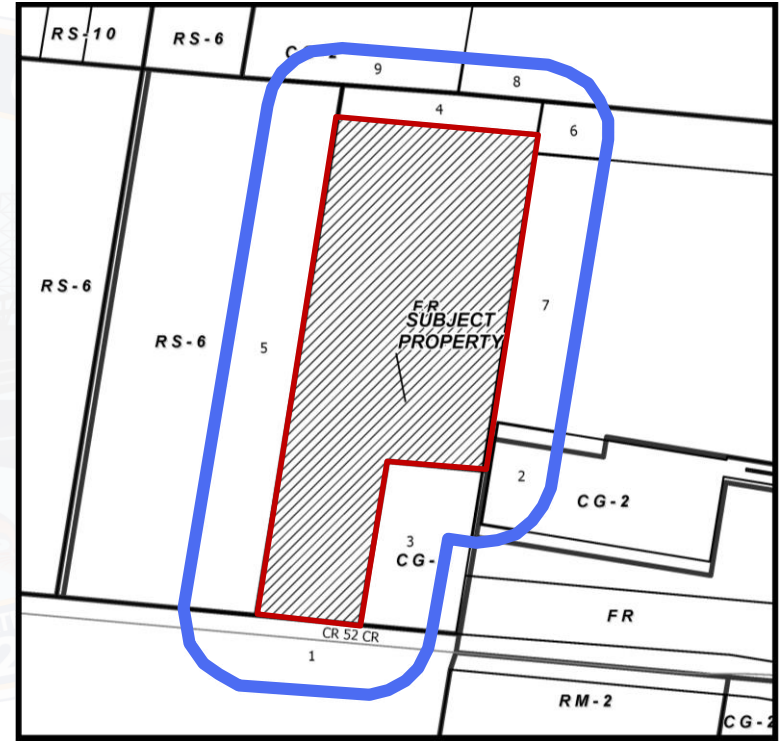
**Opposed: 0 (0.00%)**  
*Separate Opposed Owners: (0)*

**X**

**In Favor: 0 (0.00%)**

**O**

*\*Notified property owner's land in SQF/ Total SQF of all properties in the notification area = Percentage of public in opposition and/or favor.*



# Staff Analysis and Recommendation

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- The proposed rezoning is consistent with Plan CC and with the future land use designation of medium-density residential.
- The subject property is suitable for uses permitted by the zoning district that would be applied by the proposed amendment.

**PLANNING COMMISSION AND STAFF RECOMMEND APPROVAL  
TO THE “RS-4.5” SINGLE-FAMILY 4.5 DISTRICT**