



## Legislation Text

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**File #:** 12-00540, **Version:** 1

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### **Change of zoning from farm rural district to general commercial at 14801 Northwest Blvd.**

Case No. 0612-02: Calallen GP, LLC: A change of zoning from the "FR" Farm Rural District to the "CG-2" General Commercial District, resulting in a change of future land use from commercial and medium density residential uses to commercial uses. The property to be rezoned is described as being a 36.896-acre tract of land out of Lot 4, Block 2, Nueces River Irrigation Park, located on the southeast corner of Northwest Boulevard (FM 624) and FM 1889

#### Planning Commission and Staff Recommendation (June 20, 2012):

Denial of the applicant's request for the "CG-2" General Commercial District on 36.896 acres and, in lieu thereof, approval of the "CG-2" General Commercial District on Tract 1 (29.243 acres) and the "CN-1" Neighborhood Commercial District on Tract 2 (7.653 acres).

### ORDINANCE

Ordinance amending the Unified Development Code ("UDC") upon application by Calallen GP, LLC, on behalf of Lois Lowman, Connie Diane Brown Polk Laing, Herman Bruce Lowman, NRIP, LLC, and Cloudcroft Land Ventures, Inc. ("Owners"), by changing the UDC Zoning Map in reference to a 36.896-acre tract of land out of Lot 4, Block 2, Nueces River Irrigation Park from the "FR" Farm Rural District to the "CG-2" General Commercial District on Tract 1 (29.243 acres) and the "CN-1" Neighborhood Commercial District on Tract 2 (7.653 acres); amending the Comprehensive Plan to account for any deviations from the existing Comprehensive Plan; providing a repealer clause; providing for penalties; providing for publication; and declaring an emergency.