



# CASE NO: Z2002183 C

**Zoning Commission Meeting Date:** October 01, 2002

**Council District:** 9

**Ferguson Map:** 551 A8

**Appeal:** No

**Applicant:**

Kaufman & Associates, Inc.

**Owner**

Arthur S. Sitterle Jr.

**Zoning Request:**

From "R-5" Residential Single-Family District to "R-5 C" Residential Single-Family District with Conditional Use for an Administrative Services Office..

Lot 10 and 11, Block 22, NCB 13037

**Property Location:**

734/738 Sprucewood Lane

**Applicants Proposal:**

To allow for office use

**Staff Recommendation:**

Approval of "R-5 C" Residential Single-Family District with Conditional Use for an Administrative Services Office. The subject property is currently vacant, located at the end of a closed street, adjacent to US 281 North Expressway and is zoned "R-5" Residential District. "R-5" zoning lies to the north and west; to the east is HWY 281 and to the south is "I-1" zoning. North Central Neighborhood Community Plan recommends low density uses at this location. The proposed rezoning is not inconsistent with the Land Use Plan.

Staff recommends the following conditions in conjunction to Chapter 35-422 section E number 3 out of page 4-35, in the 2001 Unified Development Code Book:

1. Lighting shall be directional so as not to offend the nearby residences to the north and west.
2. Solid screen fence shall be built along the west property line and solid screen fence shall be built to connect the house and garage.
3. The property facing Sprucewood shall maintain its residential character.
4. All ingress, egress and parking shall be in the rear of the property with a maximum of 5 parking spaces and no more impervious cover than necessary for 5 parking spaces.

**Zoning Commission Recommendation**

Approval with conditions.

**VOTE**

<b>FOR</b>	10
<b>AGAINST</b>	0
<b>ABSTAIN</b>	0
<b>RECUSAL</b>	0

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ZONING CASE NO. Z2002183 C October 1, 2002

Applicant: Kaufman & Associates, Inc.

Zoning Request: "R-5" Residential Single Family District to "R-5" C Residential Single Family District with Conditional Use for an Administrative Services Office.

Rob Killen, 100 W. Houston, representing the applicant, stated they are proposing to use this building for administrative offices for Comet Neon employees. He stated they have agreed with staff recommendations. They would provide fencing, landscaping and lighting. He further stated they have met with the Shearer Hills Neighborhood Association who is in support of this request.

Staff stated there were 16 notices mailed out to the surrounding property owners, 0 returned in opposition and 4 returned in favor and no response from Shearer Hills and Ridgeview Neighborhood Association and a petition with 20 signature in favor was submitted.

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 motions was made by Commissioner McAden and seconded by Commissioner Grau to recommend approval of "R-5" C with the following conditions: Lighting shall be directional so as not to offend the nearby residences to the north and west; Solid screen fence shall be built along the west property line and solid screen fence shall be built to connect the house and garage; The property facing Sprucewood shall maintain its residential character; All ingress, egress and parking shall be in the rear of the property with a maximum of 9 parking spaces and no more impervious cover than necessary for 9 parking spaces.

1. Property is located on Lot 10 and 11, Block 22, NCB 13037 at 734 & 738 Sprucewood Lane.
2. There were 16 notices mailed, 0 returned in opposition and 4 returned in favor.
3. Staff recommends approval.

**AYES: Mehringer, Grau, Kissling, McGowan, Hophan, Sherrill, McAden, Avila, Morell, Martinez**

**NAYS: None**

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.