

CASE NO: Z2003033 C

Staff and Zoning Commission Recommendation - City Council

Continued from March 18th, 2003

Continued from April 1st, 2003 for a conditional use

Date: May 08, 2003

Zoning Commission Meeting Date: April 15, 2003

Council District: 8

Ferguson Map: 546 C-8

Appeal: No

Applicant:

Owner

Barbara Brown

Gene & Barbara Brown

Zoning Request:

From "R-6" Residential Single Family District to "C-2 NA C" Commercial Nonalcoholic Sales District with a Conditional Use to allow auto repair

.851 of an acre out of NCB 16051

Property Location:

8203 Leslie Road

On the west side of Leslie Road north of Shaenfield Road

Proposal:

To allow commercial development such as auto repair

Neighborhood

None

Association:

Neighborhood Plan:

None

TIA Statement:

A traffic impact analysis is not required.

Staff Recommendation:

Denial.

The vacant subject tract fronts Leslie Road which, at this location, acts as a two-way frontage road for Loop 1604. The subject property is completely surrounded by "R-6" Residential Single-Family zoning.

Residential uses are scattered throughout the general vicinity, including adjacent property to the south and west. Commercial zoning classifications, such as the one requested in this case, are encouraged at intersections of major arterials. While Shaenfield Road is proposed to eventually be a secondary arterial, the subject site is separated from it by residentially zoned tracts, making "C-2 NA C" at this location incompatible with surrounding uses and zoning.

Commercializing thoroughfares in such a piecemeal fashion is also inappropriate planning practice. If the requested rezoning is approved, an island of commercial zoning would be situated adjacent to existing residences.

Zoning Commission Recommendation:

Approval

VOTE

FOR 9

AGAINST 2

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Chris Looney 207-5889

Z2003033 C

ZONING CASE NO. Z2003033 C April 15, 2003

Applicant: Barbara Brown

Zoning Request: "R-6" Residential Single Family District to "C-2NA" C Commercial Non-Alcoholic Sales District with a Conditional Use to allow auto repair.

Applicant/Representative not present.

Staff stated there were 9 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 returned in favor

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 motion was made by Commissioner Morell and seconded by Commissioner Grau to recommend approval.

1. Property is located on .851 of an acre out of NCB 16051 at 8203 Leslie Road.
2. There were 9 notices mailed, 0 returned in opposition and 3 in favor.
3. Staff recommends denial.

AYES: Martinez, Grau, Cardenas-Gamez, Kissling, Hophan, Sherrill, McAden, Avila, Morell

NAYS: McGowan, Mehringer

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing