



## ZONING CASE: Z2004-077 C

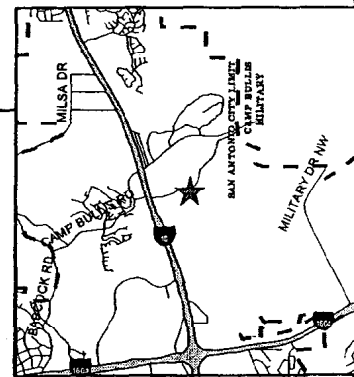
City Council District NO. 8  
 Requested Zoning Change  
 From: "R-20" To "C-2C"  
 Date: June 10, 2004  
 Scale: 1" = 200'

 Subject Property  
 200' Notification

C-1  
 p.514



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# CASE NO: Z2004077 C

## Staff and Zoning Commission Recommendation - City Council

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**Date:** June 10, 2004

**Zoning Commission Meeting Date:** May 18, 2004

**Council District:** 8

**Ferguson Map:** 480 C8

**Appeal:** No

**Applicant:** Owner

David Dunne

Darryl Cook, David Dunne, Mark Metzger, Scott Wiatrek

**Zoning Request:** From R-20 Residential Single-Family District to C-2 C Commercial District with a Conditional Use for a Landscaping Contractor

Lot 12 C, Block A, NCB 34780

**Property Location:** 6046 Old Camp Bullis Road

**Proposal:** To allow Commercial with a Conditional Use for a Landscaping Contractor

**Neighborhood Association:** None

**Neighborhood Plan:** None

**TIA Statement:** A traffic impact analysis is not required

**Staff Recommendation:**

Denial. The property was part of a 1997 annexation and was subsequently given R-20 zoning. The existing Landscaping Contractors facility is an illegal nonconforming use. To the north is an existing Commercial Equestrian Center. R-20 zoning and uses surround the subject property. C-2 districts accommodate commercial and retail uses that are more intense in character than NC and C-1 uses, and which generate a greater volume of vehicular traffic and/or truck traffic.

**Zoning Commission Recommendation**

Approval

**VOTE**

**FOR** 10

**AGAINST** 0

**ABSTAIN** 0

**RECUSAL** 0

**CASE MANAGER :** Richard Ramirez 207-5018

**Z2004077 C**

**ZONING CASE NO. Z2004077 C** – May 18, 2004

Applicant: David Dunne

Zoning Request: "R-20" Residential Single Family District to "C-2" C Commercial District with a conditional Use for a Landscaping Contractor.

David Dunne, 8626 Flint Rock, applicant, stated they are requesting this change in zoning to operate a landscaping business on the subject property. He stated they have done several projects to beautify their property such as putting in waterfalls and trees. He stated they have approximately 35 employees.

**FAVOR**

Darryl Cook, 6046 Old Camp Bullis Road, stated he is in support of this request.

Staff stated there were 6 notices mailed out to the surrounding property owners, 0 returned in opposition and 4 returned in favor and staff has received 4 letters expressing their support.

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 Stribling and seconded by Commissioner Dutmer to recommend approval.

1. Property is located on Lot 12 C, Block A, NCB 34780 at 6046 Old Camp Bullis; Road.
2. There were 6 notices mailed, 0 returned in opposition and 4 in favor.
3. Staff recommends denial.

**AYES:** Martinez, Grau, Cardenas-Gamez, Kissling, Dutmer, Dixon, Sherrill, Avila, Stribling, Peel

**NAYS:** None

**THE MOTION CARRIED**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.