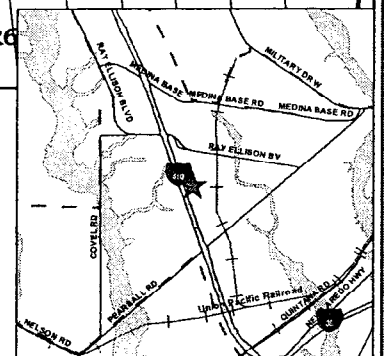


# ZONING CASE: Z2005-047 C

City Council District NO. 4  
 Requested Zoning Change  
 From: "R-6" To "C-1 C, C-2NA C"  
 Date: April 28, 2005  
 Scale: 1" = 200'

Subject Property  
 200' Notification



C:\Apr\_5\_2005

# CASE NO: Z2005047 C

## Staff and Zoning Commission Recommendation - City Council

---

**Date:** April 28, 2005

**Zoning Commission Meeting Date:** April 05, 2005

**Council District:** 4

**Ferguson Map:** 647 F7

**Appeal:**

**Applicant:**

Christian B. Christians

**Owner:**

Christian B. Christians

**Zoning Request:** From R-6 Residential Single-Family District to C-1 C Commercial with conditional use for recreation vehicle sales and service on the north, east and south 100 feet adjacent to Lots 1 through 32, NCB 15229 and C-2 NA C Commercial, non-alcoholic sales with conditional use for recreation vehicle sales and service on the remaining property.

10.664 Acres out of NCB 15229

**Property Location:** 7930 S. Loop 410 West

SW Loop 410 and Big Valley

**Proposal:** To sell and service recreational vehicles

**Neighborhood Association:** People Active in Community Effort

**Neighborhood Plan:** None

**TIA Statement:** A level 1 Traffic Impact Analysis was required and was approved. On-site improvements as well as improvements along the project limits are necessary and will be provided at the time of development

### **Staff Recommendation:**

Approval. Because access is limited to Loop 410 the property is not appropriate for residential development. Commercial development is feasible if precautions are made to ensure compatibility with the adjacent residential homes. A 50 foot transition of C-1, as proposed, will ensure that development near the perimeter is in scale with the residential homes.

Staff recommends the following conditions:

1. All on-site exterior lighting shall use 90 degree full-cutoff fixtures.
2. A Type "C" buffer as defined by the UDC shall be required adjacent to Lots 1 through 32, NCB 15229.

### **Zoning Commission Recommendation:**

Approval with staff's conditions

### **VOTE**

**FOR** 9

**AGAINST** 0

**ABSTAIN** 0

**RECUSAL** 0

**CASE MANAGER :** Fred Kaiser 207-7942

**Z2005047 C**

**ZONING CASE NO. Z2005047 C** – April 5, 2005

Applicant: Christian B. Christians

Zoning Request: "R-6" Residential Single-Family District to "C-2NA" C Commercial,  
Nonalcoholic Sales District with Conditional Use for recreation vehicle  
sales and service.

Harry Jewett, 2611 N. Main, representing the applicant, stated they have met with City staff regarding this request and they are in agreement with the condition staff has recommended.

Staff stated there were 63 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and People Active in Community Effort is 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 Avila and seconded by Commissioner Dutmer to recommend approval with the following conditions:

1. All on-site exterior lighting shall use 90 degree full cut off fixtures.
  2. A Type "C" buffer as defined by the UDC shall be required adjacent to residentially zoned property.
- 
1. Property is located on 10.664 acres out of NCB 15229 at 7930 S. Loop 410 West.
  2. There were 63 notices mailed, 0 returned in opposition and 1 in favor.
  3. Staff recommends denial of the requested and approval of "C-1".

**AYES: Martinez, Robbins, Kissling, Dutmer, Dixon, Sherrill, Avila, Stribling, Peel**  
**NAYS: None**

**THE MOTION CARRIED**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.