

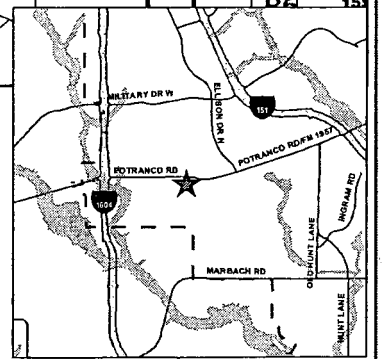
# **ZONING CASE: Z2005-069**

City Council District NO. 4  
 Requested Zoning Change  
 From: "R-6" To "C-2 NA"  
 Date: November 3, 2005  
 Scale: 1" = 200'

Subject Property  
 200' Notification



C:\Apr\_5\_2005



# CASE NO: Z2005069

## Staff and Zoning Commission Recommendation - City Council

City Council continuance from October 13, 2005

**Date:** November 03, 2005

**Zoning Commission Meeting Date:** June 07, 2005

**Council District:** 4

**Ferguson Map:** 612 C4

**Applicant:**

Brown, P. C.

**Owner:**

Wildman Ranch, Inc.

**Zoning Request:** From "R-6" Residential Single-Family District to "C-2 NA" Commercial Nonalcoholic Sales District

5.38 acres out of NCB 34362

**Property Location:**

Potranco Road and Granite Cliff

**Proposal:**

Office Business Park

**Neighborhood Association:**

Heritage Neighborhood Association (Within 200 feet)

**Neighborhood Plan:**

None

**TIA Statement:**

A Traffic Impact Analysis is required.

**Staff Recommendation:**

Denial as requested and approval of "MF-33, C-1" or "O-1". The property is vacant and located south west of Potranco Road and Clover Creek. The property to the west is zoned "C-2 C" for a Home Improvement Center. "MF-33 or O-1" will provide an appropriate transition from the more intense commercial zoning to the west. In order to provide sustainable development land uses should transition from more intense commercial uses to less intense single family uses.

**Zoning Commission Recommendation:**

Approval of C-2 NA

**VOTE**

**FOR** 8

**AGAINST** 0

**ABSTAIN** 0

**RECUSAL** 0

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

**Z2005069**

**ZONING CASE NO. Z2005069** – June 7, 2005

Applicant: Brown, P. C.

Zoning Request: "R-6" Residential Single Family District to "C-2" Commercial District.

Ken Brown, 112 E. Pecan, representing the owner, stated they are proposing to use the subject property as an office business park. He stated he has been in contact with Mrs. Buettner to further discuss their proposal. He stated they have prepared restrictive covenants eliminating roughly 15 different uses and providing setbacks and lighting.

**FAVOR**

Mary Lee Buettner, representing Heritage Neighborhood Association, stated their only concerns is the drainage issue being that this property lies within the flood plain. She further stated they are agreeable to a "C-2NA" zoning designation instead. She stated has met with Mr. Brown and they are in support of this request with the following restriction:

1. No sexually oriented businesses of any kind.
2. No manufactured houses of any kind.
3. No auto or vehicle sales of any kind.
4. No wireless communication transmission towers.
5. No mini-storages.
6. No gambling of any kind, including bingo halls.
7. No bars, clubs, dance halls or nightclubs.
8. No alcohol.
9. No junkyard.
10. No carwashes.
11. No tattoo parlors.
12. No palm reading.
13. No billiard halls.
14. Building will conform with UDC heights.
15. No manufacturing of anything.
16. No multi family housing of any kind.
17. No flashing signs of any kind.
18. 15 foot buffer with cedar fencing and outdoor lighting would be directed away from homes.

**REBUTTAL**

Ken Brown, 112 E. Pecan, representing the owner, stated he would like to amend his request to include the "NA" designation. He further stated he is in agreement with Mrs. Buettner's restrictions.

**Z2005069**

Staff stated there were 46 notices mailed out to the surrounding property owners, 8 returned in opposition and 1 returned in favor and no response from Heritage Neighborhood Association.

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 Peel and seconded by Commissioner Sherrill to recommend approval of "C-2NA".

1. Property is located on 5.38 acres out of NCB 34362 at Potranco Road and Granite Cliff.
2. There were 46 notices mailed, 8 returned in opposition and 1 in favor.
3. Staff recommends denial as requested and approval of "MF-33", "C-1" or "O-1".

**AYES: Martinez, Robbins, Dutmer, Dixon, Sherrill, McAden, Stribling, Peel**

**NAYS: None**

**THE MOTION CARRIED**

RESULTS OF COUNCIL HEARING October 20, 2005

City Council granted a continuance until November 3, 2005

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.