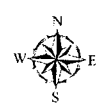


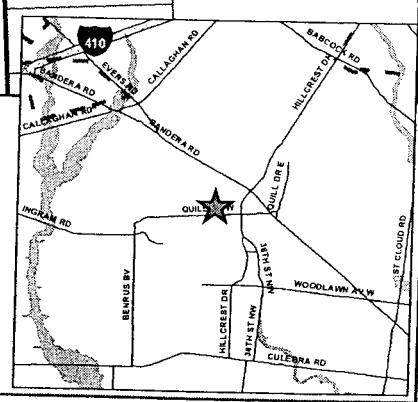
# **ZONING CASE: Z2006-054 CD**

City Council District No. 7  
 Requested Zoning Change  
 From "R-5" To "RE C"  
 Date: April 13, 2006  
 Scale: 1" = 200'

■ Subject Property  
 ○ 200' Notification



C:\Mar\_7\_2006



# CASE NO: Z2006054 CD

## Staff and Zoning Commission Recommendation - City Council

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**Date:** April 13, 2006

**Zoning Commission Meeting Date:** March 07, 2006

**Council District:** 7 **Ferguson Map:** 581 A7

**Applicant:** **Owner:**

Linda Gamble

Linda Gamble

**Zoning Request:** From "R-5" Residential Single-Family District to "RE" (CD-Retail Nursery)  
Residential Estate District with a Conditional Use for a Retail Nursery  
Lot 14 A, Block A, NCB 11530

**Property Location:** 285 West Quill Drive

North of the intersection of West Quill Drive and Heather Hill

**Proposal:** For retail sales and a small shop for lawn and gardening products

**Neighborhood Association** Third World Neighborhood Association (within 200 feet)

**Neighborhood Plan:** None

**Traffic Impact Analysis:**

A Traffic Impact Analysis is not required, however, it may be required at the time of the building permit.

**Staff Recommendation:**

Approval

The subject property is an existing wholesale nursery located on West Quill Drive. The wholesale nursery is permitted by right in the current R-5 zoning district. The surrounding properties are zoned for residential uses. The property to the north contains an established multi-family development and single-family residences are located to the west and east. There is a creek to the east that serves as a natural buffer between the existing nursery and the residential units.

The subject property was previously zoned A Single-Family Residence District. The zoning was converted from A to R-5 Residential District with the adoption of the 2001 Unified Development Code (UDC).

The requested RE CD Residential Estate District with a Conditional Use for a Retail Nursery would be appropriate at this location. The residential properties are naturally buffered from the nursery by a creek and a paper street.

**Conditions:**

1. A twenty (20) square foot sign shall be permitted at the entrance to the property.
2. No construction features shall be permitted which would place the structure out of character with the surrounding neighborhood.
3. Business or office hours of operations shall not be permitted before 7:00 a.m. or after 6:00 p.m.

**Zoning Commission Recommendation:**

Approval with Staff Conditions

**CASE MANAGER :** Matthew Taylor 207.5876

**VOTE**

<b>FOR</b>	11
<b>AGAINST</b>	0
<b>ABSTAIN</b>	0
<b>RECUSAL</b>	0

**Z2006054 CD**

**ZONING CASE NO. Z2006054 CD** – March 7, 2006

Applicant: Linda Gamble

Zoning Request: “R-5” Residential Single Family District to “RE” (CD – Retail Nursery) Residential Estate District with a Conditional Use for a Retail Nursery.

Linda Gamble, 285 W. Quill, stated she has operated her nursery for 26 years now. She is requesting this change in zoning to allow retail sales. She would not have any employees, as she and her son would monitor the nursery only. She is aware of staffs conditions and is full agreement.

**FAVOR**

Joan Price, 4015 Parkway Dr., representing Ingram Hills Neighborhood Association, stated they have been in contact with Mr. Gamble and support her request. She stated Mr. Gamble has been in operation for almost 26 years and not once have they experience any problems with traffic, parking, or lighting. Therefore they support her request.

Eric Gamble, 285 W. Quill, stated he has helped him mom maintain this nursery for many years now and would continue to do so. He stated they have meet with staff and they are in agreement with the conditions they have applied. He further stated they have also been in contact with the representative of the Ingram Hills Neighborhood Association.

Ronald Cardenas, 402 Early Trail, stated he is in support of this request. Mrs. Gamble has been in operation for many years and has never experienced any problems with traffic or parking as Mrs. Gamble has been very clean operation.

Staff stated there were 32 notices mailed out to the surrounding property owners, 2 returned in opposition and 3 returned in favor and no response from Third World 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 Sherrill and seconded by Commissioner Marshall to recommend approval with the following conditions:

**Z2006054 CD**

- a. A twenty (20) square foot sign shall be permitted at the entrance to the property.
  - b. No construction features shall be permitted which would place the structure out of character with the surrounding neighborhood.
  - c. Business or office hours of operations shall not be permitted before 7:00 a.m. or after 6:00 p.m.
1. Property is located Lot 14 A, Block A, NCB 11530 at 285 West Quill.
  2. There were 32 notices mailed, 2 returned in opposition and 3 in favor.
  3. Staff recommends approval.

**AYES: Avila, Robbins, Rodriguez, Westheimer, Gadberry, Marshall, Sherrill,  
Wright, Martinez, Stribling, Gray**

**NAYS: None**

**THE MOTION CARRIED**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.