



CASE NO: Z2005294

Staff and Zoning Commission Recommendation - City Council

Date: February 23, 2006

Zoning Commission Meeting Date: January 17, 2006

Council District: 10 **Ferguson Map:** 553 B5

Applicant: Owner

W. G. Carlisle Enterprises, Inc. William G. Carlisle

Zoning Request: From "R-6" Residential Single-Family District to "C-3" General Commercial District

Property Location: Lots 6 and 7, Block 2, NCB 14948
5735 Randolph Boulevard

Proposal: To Allow a Tailor Shop, Clothing Sales, and Office Uses

Neighborhood Association: Royal Ridge Neighborhood Association (within 200 feet)

Neighborhood Plan: None

Traffic Impact Analysis

A Traffic Impact Analysis is not required. The site's only access to Randolph Boulevard, a primary arterial (120' ROW). The current ROW is approximately 90' wide, so a dedication would be required at platting. Current traffic is about the maximum the road can handle without widening. The current zoning would have generated approximately 38 daily vehicle trips. The property is proposed to be zoned C-3 and developed into custom clothing/tailoring, sales of preowned clothing and office space. The proposed C-3 development is projected to generate 292 daily vehicle trips, an increase of 254 vehicle trips per day. Typical shopping center development on property zoned C-3 of this size would generate 263 daily vehicle traffic. The development on this site would require between 20 and 30 parking spaces based on typical building sizes. The TIA Division recommends support of the rezoning.

Staff Recommendation:

Approval of "C-2."

General Commercial Districts are preferred at major intersections where multiple frontages allow greater flexibility in managing ingress, egress and the onsite circulation of vehicle traffic. Major intersections are preferable locations for regional type commercial uses where commercial and office uses are likely to be present, providing a buffer between regional commercial uses and less intense residential uses. Therefore, a recommendation of C-2 is most appropriate given the location of the subject properties. A C-2 zoning district will allow more appropriate locally-oriented uses and be more compatible and consistent with the existing commercial uses and zoning designations in the immediate vicinity.

Lots 6 and 7, along with Lots 4 and 5 to the west and Lot 8 to the east, retained the Temp R-1 zoning district after annexation and were converted to R-6 following the adoption of the Unified Development Code (UDC) in 2001. Lot 1, at the corner of Randolph Boulevard and Bledsoe, was zoned B-3 in 1972, and Lots 2 and 3 were zoned B-3 in 1976. Further commercial zonings in the immediate vicinity include Lots 9 and 10 to the east, zoned B-2 in 1985, and Lot 12 zoned B-3NA in 1986.

To the north and immediately west and east of the subject properties are lots zoned R-6 with single-family dwellings, consisting of both site-built and manufactured homes. To the south, across Randolph Boulevard, is Royal Ridge, a residential subdivision zoned RM-4. The existing commercial zoning districts along this portion of Randolph Boulevard are sporadic and generally long-standing.

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Lot 6 has an existing commercial building that dates to about 1940 with the current use being a small scale personal service establishment (Certificate of Occupancy issued in February of 2005) and Lot 7 has an existing residential dwelling unit that also dates to the 1940's. The applicants intend to redevelop the site and have specifically referenced a tailoring shop, new and used clothing sales and offices as potential future uses. The UDC allows all of these uses in the C-1 district, but the sales of secondhand merchandise requires a C-2 zoning.

If approved, a Type "B" buffer will be required since all lots bordering the subject properties are presently zoned R-6. However, along the rear property line, a solid fence or wall of at least six feet in height may be installed in lieu of the landscape buffer.

Zoning Commission Recommendation:

Approval of "C-2."

CASE MANAGER : Matthew Taylor 207-5876

VOTE

FOR	9
AGAINST	0
ABSTAIN	1
RECUSAL	0

Z2005294

ZONING CASE NO. Z2005294 – January 17, 2006

Applicant: W. G. Carlisle Enterprises, Inc.

Zoning Request: "R-6" Residential Single-Family District to "C-3" General Commercial District.

Adolph Spitta, 7272 Wurzbach, representing the owner, stated they are requesting this change in zoning to allow for a tailoring shop with clothing sales and office uses. He stated in discussing their request and proposal with the case manager, Matthew Taylor, they would like to amend their request to a "C-2" zoning designation.

Staff stated there were 25 notices mailed out to the surrounding property owners, 3 returned in opposition and 1 returned in favor and no response from Royal Ridge 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 Gray and seconded by Commissioner Marshall to recommend approval.

1. Property is located on Lots 6 and 7, Block 2, NCB 14948 at 5735 Randolph Boulevard.
2. There were 25 notices mailed, 3 returned in opposition and 1 in favor.
3. Staff recommends denial of "C-3" and approval of "C-2".

AYES: Martinez, Rodriguez, Kissling, Marshall, Sherrill, McAden, Avila, Stribling, Gray

NAYS: None

RECUSED: Robbins

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.