

ZONING CASE: Z2006-008

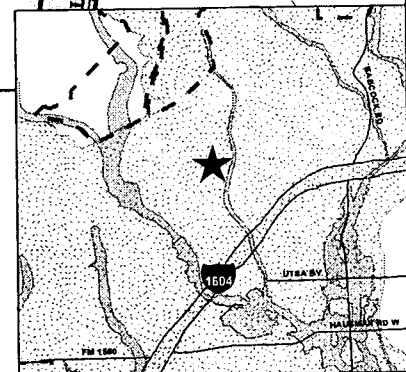
City Council District No. 3
 Requested Zoning Change
 From "DR ERZD" To "RM-6 ERZD"
 Date: May 18, 2006
 Scale: 1" = 300'

■ Subject Property

○ 200' Notification



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CASE NO: Z2006008

Staff and Zoning Commission Recommendation - City Council

City Council continuance from May 4, 2006

Date: May 18, 2006

Zoning Commission Meeting Date: February 21, 2006

Council District: 8

Ferguson Map: 513 D-5

Applicant:

Owner:

Our Lady of the Atonement Catholic Church

Our Lady of the Atonement Catholic Church

Zoning Request: From "DR ERZD" Development Reserve Edwards Recharge Zone District to "RM-6 ERZD" Mixed Residential Edwards Recharge Zone District

Lot 15, Block 6, NCB 14761

Property Location: 15415 Red Robin Road

West side of Red Robin Lane and Wild Eagle Road

Proposal: To construct and expand an existing school and church

Neighborhood Association: Hills and Dales Neighborhood Association

Neighborhood Plan: None

Traffic Impact Analysis

A Traffic Impact Analysis has been submitted in 2004. Current zoning is R-6 and would generate 38 hourly trips developed as single family use. The property is owned by Our Lady of the Atonement Catholic Church. The parcel is proposed to be zoned RM-6 and developed with a church and private school, both expansions to existing facilities. The proposed development is projected to generate 205 weekday morning trips per hour and 184 Sunday morning trips per hour in addition to the existing traffic volumes from the site. Access to the site is from local streets in the Hills and Dales subdivision.

Staff Recommendation:

Approval. The requested zoning from DR to RM-6 is for the expansion of an existing facility. RM-6 allows for the school and the church facility. The adjoining property is vacant and zoned DR. DR zoning is a temporary classification for annexed property. DR uses and development standards are those permitted in R-6.

SAWS recommendation is for approval. The property is classified as Category 1 property. The impervious cover shall not exceed 50% on the site.

Zoning Commission Recommendation:

Approval w/SAWS recommendations of 50%

VOTE

FOR 9

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Richard Ramirez 207-5018

Z2006008

ZONING CASE NO. Z2006008 – February 21, 2006

Applicant: Our Lady of the Atonement Catholic Church

Zoning Request: "DR" ERZD Development Reserve Edwards Recharge Zone District to
"RM-6" ERZD Mixed Residential Edwards Recharge Zone District.

Jeff Tandra, 12940 Country Parkway, stated upon annexation of this property in December 2005, the property was tentatively zone "DR". He stated they are requesting this change in zoning to allow for the expansion a private school on the subject property.

FAVOR

Michael Dolan, 3 Sanctuary, stated he is in support of this request. He stated the parish and the school provide a wonderful benefit to the community.

Father Christopher Phillips, 8015 Shady Hollow, stated strongly support this zoning change. He stated this academic year they have approximately 500 students enrolled which does give some relief to the overcrowded public schools.

Staff stated there were 8 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and no response from Hills and Dales 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 Stribling and seconded by Commissioner McAden to recommend approval with all SAWS recommendations of 50% impervious cover and all of SAWS Recommendations.

SAWS Recommendations:

- a. SAWS recommends approval of the proposed land use.
- b. A category determination has not been submitted. Until such time the property is classified as a Category 2 property.
- c. SAWS recommends that the impervious cover on the site shall not exceed 30%.

Z2006008

1. Property is located on Lot 15, Block 6, NCB 4547 at 15415 Red Robin Road.
2. There were 8 notices mailed, 0 returned in opposition and 2 in favor.
3. Staff recommends approval.

**AYES: Avila, Robbins, Rodriguez, Gadberry, Sherrill, McAden, Martinez,
Stribling, Gray**

NAYS: None

THE MOTION CARRIED

RESULTS OF COUNCIL HEARING May 4, 2006

City Council granted a continuance until May 18, 2006

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.