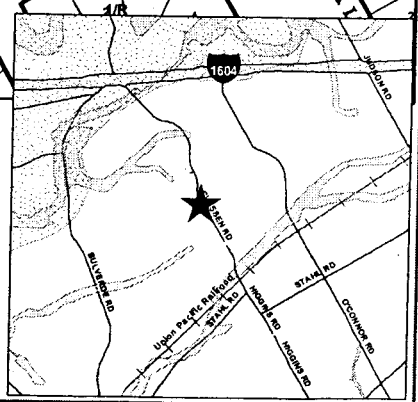
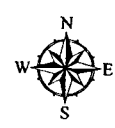


_____ Notices Mailed
 _____ In Opposition
 _____ In Favor

ZONING CASE: Z2006-082

City Council District No. 10
 Requested Zoning Change
 From "O-1"
 To "C-2 NA"
 Date: June 1, 2006
 Scale: 1" = 200'

■ Subject Property
 ○ 200' Notification



CASE NO: Z2006082

Staff and Zoning Commission Recommendation - City Council

Date: June 01, 2006

Zoning Commission Meeting Date: May 02, 2006

Council District: 10

Ferguson Map: 518 D5

Appeal:

Applicant:

Owner

Roy Rosin and Joel Johnson

Roy Rosin and Joel Johnson

Zoning Request: From "O-1" Office District to "C-2 NA" Commercial Nonalcoholic Sales District

Lot 60, Block 20, NCB 17726

Property Location: 15000 Block of Classen Road

Northwest Corner of Classen Road and Knollcreek

Proposal: To Develop a Small Retail Center

Neighborhood Association: Knollcreek Homeowner's Association

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval

The proposed C-2 zoning, a community commercial district, may not be entirely appropriate for the subject property since two of the property lines directly abut lots with existing single family residential uses. In fact, there are six residential lots that directly abut the subject property. However, the development standards of the C-1 and NC districts have the potential to create more incompatibility with these residential lots in terms of lot layout, including designated parking areas. The intent is to establish uses more consistent with the C-1 district but to develop the property according to the development standards of the C-2 district.

The subject property consists of about 1.2 acres and is currently undeveloped. It was annexed in 1995 and rezoned from residential to office zoning in 2003. The property was identified in the Knollcreek Commercial Subdivision plat recorded in 2000. An approval of C-2 NA will require a Type "B" landscape buffer along the north and west property lines.

To the north and west are single family dwellings zoned R-5 and located within the Knollcreek Subdivision. To the east is a convenience store, established prior to annexation in about 1986, on property zoned B-2 in 1997. To the south is a commercial day care operation zoned B-2 NA in 1997 and established around 1998. Both B-2 districts converted to C-2 zoning in 2002. Further to the east and west beyond these commercial uses is a continuation of dense residential development in the immediate area with a variety of single-family residential zoning.

CASE NO: Z2006082

Staff and Zoning Commission Recommendation - City Council

Zoning Commission Recommendation:

Approval

CASE MANAGER : Matthew Taylor 207-5876

VOTE

FOR 10

AGAINST 0

ABSTAIN 0

RECUSAL 0

Z2006082

ZONING CASE NO. Z2006082 – May 2, 2006

Applicant: Roy Rosin and Joel Johnson

Zoning Request: "O-1" Office District to "C-2" Commercial District.

Joel Johnson, 11925 Starcrest, stated they are requesting this change in zoning to allow development of a small retail center on the subject property. He stated they have meet with the Knollcreek Homeowner's Association and agreed with the following deed restrictions along with a 15-foot landscape buffer along the rear of the development.

1. No auto oil lube and tune up, tire repair service.
2. No pet shop or clinic
3. No video game arcade
4. No billiard parlor
5. No full service dry cleaners (Pick-Up and Drop-Off Only)
6. No rear windows on buildings
7. Knollcreek service entry to be gated/chained and only open when needed.
8. Lighting to be directed away from homes
9. No pet cemetery.

Staff stated there were 33 notices mailed out to the surrounding property owners, 7 returned in opposition and 0 returned in favor and no response from Knollcreek Homeowner's 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 Robbins and seconded by Commissioner Martinez to recommend approval of "C-2NA".

1. Property is located on Lot 60, Block 20, NCB 17726 at 15000 Block of Classen Road.
2. There were 33 notices mailed, 7 returned in opposition and 0 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED

Z2006082

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.