

Motion Sheet for Brentwood/Highland Combined Neighborhood Plan (44) and Associated Rezoning (51)

Item 44 Neighborhood Plan

Item 51 Rezoning

Motion	Brentwood/Highland Combined Neighborhood Plan	Votes Required for Plan	Brentwood/Highland Combined Neighborhood Plan Rezoning; (NPCD)	Votes Required for Zoning	Comments
1	Approve the Neighborhood Plan as recommended by Planning Commission with the exception of Tracts 16, 51, 238, and 248.	4	Approve the NPCD rezoning as recommended by Planning Commission with the exception of Tracts, 3, 10b, 15b, 16, 51, 77b, 77c, 93, 99, 101, 107, 210b, 221, 222b, 238, 240, 244, 248, 266, 267, 268, and 271.	4	
2a		4	Tract 3 (6709 Burnet Lane)	4#	Owner: Ron McGuire Current Use: Apple Moving
OR		4	Approve Planning Commission recommendation (CS-MU-CO-NP, Conditional Overlay "G").	4#	
2b		4	Approve owners request, with a zoning change on Tract 3 (6709 Burnet Lane) from CS to CS-MU-NP.	4	
3a		4	Tract 10b (5607 & 5615 Burnet Road)	4#	Agent: Mickey Bentley Current Use: Office/Warehouse
OR		4	Approve Planning Commission recommendation (CS-MU-CO-NP, Conditional Overlay "B").	4#	
3b		4	Approve owners request, with a zoning change on Tract 10b (5607 & 5615 Burnet Road) from CS to CS-MU-CO-NP. Conditional Overlay is "CO-B" except the following uses are removed from the CO: Construction Sales & Services, Commercial Blood Plasma Center, Kennels, and Vehicle Storage.	4	
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VALID PETITIONS

4a OR		4	<u>Tract 10b (5701-5715 Burnet Road)</u> Approve Planning Commission recommendation (CS-MU-CO-NP, Conditional Overlay "B").	4#	Agent: Mickey Bentley Current Use: Pet Grooming, Lumber, Kwik Ice
4b OR		4	Approve owners request, with a zoning change on Tract 10b (5701-5715 Burnet Road) from CS to CS-MU-CO-NP. Conditional Overlay is "CO-B" except the following uses are removed from the CO: Construction Sales & Services, Commercial Blood Plasma Center, Kennels, and Vehicle Storage.	4	
5a OR		4	<u>Tract 15b (5508 Clay Avenue)</u> Approve Planning Commission recommendation (GR-MU-CO-NP, Conditional Overlay "C").	4#	Agent: Amelia Lopez-Pheps Owner: Clay Fuller Current Use: Roofing Business
5b OR	<i>5b not a zoning change</i>	4	Approve owners request, with a zoning change on Tract 15b (5508 Clay Avenue) from CS to CS-MU-CO-NP. Conditional Overlay as described by per attached letter.	4	
5c		4	Approve Clay Avenue residents' request, with a zoning change on Tract 15b (5508 Clay Avenue) from CS to LR-MU-CO-NP, Conditional Overlay "D".	4#	
6a OR		4	<u>Tract 15b (5510 & 5600 Clay Avenue)</u> Approve Planning Commission recommendation (GR-MU-CO-NP, Conditional Overlay "C").	4#	Agent: Kris Kasper Owner: Duke Covert Current Use: Antique Sales
6b OR		4	Approve owners request, with a zoning change on Tract 15b (5510 & 5600 Clay Avenue) from CS to CS-MU-CO-NP, Conditional Overlay "A"	4	
6c OR	<i>6c not a zoning change</i>	4	Approve Clay Avenue residents' request, with a zoning change on Tract 15b (5510 & 5600 Clay Avenue) from CS to LR-MU-CO-NP, Conditional Overlay "D". - 30	4#	

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7a	OR		4	Tract 15b (5602 Clay Avenue) Approve Planning Commission recommendation (GR-MU-CO-NP Conditional Overlay "C").	4#	Owner: Mark Cashman Current Use: Office/Warehouse (4 days with garage doors)
7b	OR		4	Approve owners request, with a zoning change on Tract 15b (5602 Clay Avenue) from CS to CS-MU-NP.	4	
7c	OR		4	Approve Clay Avenue residents' request, with a zoning change on Tract 15b (5602 Clay Avenue) from CS to LR-MU-CO-NP, Conditional Overlay "D".	4#	
8a	OR	Tract 16 (5611 Clay Avenue)	4	Tract 16 (5611 Clay Avenue) Approve Planning Commission recommendation (NO-MU-NP).	4#	Owner: Mike O'Dell Current Use: Office (Formerly a church)
8b	OR	Approve Planning Commission recommendation (Office Mixed-Use)	4	Approve property owner request with a zoning change from LO to LO-MU-NP.	4	
8c	OR	Approve Original Neighborhood Plan Recommendation and Adjacent Property Owners' Request (Single-Family)	4	Approve Original Neighborhood Plan Recommendation and Adjacent Property Owners' Request with a zoning change from LO to SF-3-NP.	4#	
9a	OR	Tract 51 (5006 Grover Avenue)	4	Tract 51 (5006 Grover Avenue) Approve Planning Commission recommendation (SF-3-NP).	4#	Agent: Gary Bouden Owner: Michael Kuhn Current Use: Appears to be a duplex, property owner states office.
9b	OR	Approve property request (Office Mixed-Use)	4	Approve owners request, with a zoning change on Tract 51 (5006 Grover Avenue) from LO to NO-MU-NP.	4	

VALID PETITIONS

VALID PETITIONS				NO PETITION			
10a OR 10b		4	Tract 77b (814 Romeria) Approve Planning Commission recommendation (CS-MU-CO-NP, Conditional Overlay "B").	4#	Owner: Don Jackson Current Use: Appliance Repair (property fronts onto Romeria)		
11a OR		4	Tract 77b (6200 North Lamar) Approve Planning Commission recommendation (CS-MU-CO-NP, Conditional Overlay "B").	4#	Owner: Jackson Trust Current Use: Auto Repair (property fronts onto Lamar)		
11b		4	Approve owners request, with a zoning change on Tract 77b (6200 North Lamar) from CS-1 to CS-1-MU-NP. <i>CO - NP CO, B</i>	4			
12a OR		4	Tract 93 (1400 Koenig Lane) Approve Planning Commission recommendation (LR-MU-CO-NP, Conditional Overlay "D").	4#	Agent: Mickey Bentley Owner: Whiteside Current Use: Auto Sales		
12b		4	Approve owners request, with a zoning change on Tract 93 (1400 Koenig Lane) from GR-CO to GR-MU-CO-NP. Maintain existing Conditional Overlay, which prohibits all GR uses not permitted in the LR base district except auto sales.	4			
13a OR		4	Tract 101 (1401 Koenig Lane) Approve Planning Commission recommendation (LR-MU-CO-NP, Conditional Overlay "D").	4	Formerly Freedom Auto Sales *Note - This was also case #C14-03-0067		
13b		4	Approve property owner request, with a zoning change on Tract 101 (1401 Koenig Lane) from LR to GR-MU-CO-NP. Conditional Overlay limits trips to 2,000 per day.	4			

Handwritten: Get with the zoning change almost done on the street frontage

VALID PETITIONS



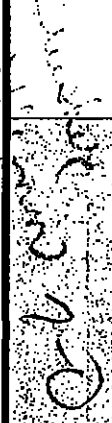
14a	OR		4	Tract 99 (5813 Woodrow Avenue) Approve Planning Commission recommendation (GR-MU-CO-NP, Conditional Overlay "E").	4#	Agent: Amelia Lopez-Pheps Owner: Hardeman Current Use: 1st Texas Honda
14b	OR	<i>14b Approved 1-3-2003</i> <i>14b Approved 1-3-2003</i>	4	Approve owners request, with a zoning change on Tract 99 (5813 Woodrow Avenue) from CS to CS-MU-CO-NP. Conditional Overlay is "E", except the 40 foot height limit is removed from the CO. In addition all commercial uses not allowed in GR base zoning are prohibited except vehicle storage and limited warehousing and distribution uses.	4	
15a	OR		4	Tract 99 (5700 Grover) Approve Planning Commission recommendation (GR-MU-CO-NP, Conditional Overlay "E").	4#	Agent: Amelia Lopez-Pheps Current Use: Dart Bowl
15b	OR	<i>15b Conditional Overlay is "E", except the 40 foot height limit is removed from the CO. In addition all commercial uses not allowed in GR base zoning are prohibited.</i>	4	Approve owners request, with a zoning change on Tract 99 (5700 Grover) from CS to CS-MU-CO-NP. Conditional Overlay is "E", except the 40 foot height limit is removed from the CO. In addition all commercial uses not allowed in GR base zoning are prohibited.	4	
16a	OR	<i>16a Approved 1-3-2003</i>	4	Tract 107 (2003 Koenig Lane) Approve Planning Commission recommendation (LO-MU-NP).	4#	Agent: Brad Greenblum Owner: Paragon Prep Current Use: Vacant
16b	OR		4	Approve adjacent property owners' request, with a zoning change on Tract 107 (2003 Koenig Lane) from SF-3 to NO-MU-CO-NP. Conditional Overlay prohibits Private Primary Schools and Private Secondary School uses.	4	

VALID PETITIONS			
17a			Tract 210b (a portion of 7427 North Lamar)
OR		4	Approve Planning Commission Recommendation (CS-MU-CO-NP, Conditional Overlay "A").
17b	17b Approve Planning Commission recommendation 17b Approve Planning Commission recommendation 17b Approve Planning Commission recommendation	4	Approve owners request, with a zoning change on Tract 210b (a portion of 7427 North Lamar) from CS-1 to CS-1-MU-CO-NP, Conditional Overlay "A".
18a	18a Approve Planning Commission recommendation 18a Approve Planning Commission recommendation 18a Approve Planning Commission recommendation	4	Tract 222b (608 Kenniston Drive)
OR	OR Approve Planning Commission recommendation OR Approve Planning Commission recommendation OR Approve Planning Commission recommendation	4	Approve Planning Commission recommendation (CS-MU-CO-NP, Conditional Overlay "B").
18b		4	Approve owners request, with a zoning change on Tract 222b (608 Kenniston Drive) from CS to CS-MU-NP.
NO PETITION			
19a	Tract 238 (407 Kenniston Ave)		Tract 238 (407 Kenniston Avenue)
OR	Approve Planning Commission recommendation (Multi-Family)	4	Approve Planning Commission recommendation (MF-3-NP)
19b	Approve Property Owner Request (Commercial Mixed-Use)	4	Approve owners request, with a zoning change on Tract 238 (407 Kenniston Avenue) from SF-3 to GR-MU-CO-NP, Conditional Overlay "H".
20a			Tract 240 (200 W. Huntland Drive)
OR		4	Approve Planning Commission recommendation (GR-MU-CO-NP, Conditional Overlay "H").
20b		4	Approve owners request, with a zoning change on Tract 240 (200 W. Huntland Drive) from CS to CS-MU-CO-NP. Conditional Overlay is "H". In addition all commercial uses not allowed in GR base zoning, are prohibited except vehicle storage and limited warehousing and distribution uses.
VALID PETITIONS			
17a			Agent: John Joseph Jr. Current Use: Retail
OR		4#	Fronts onto Lamar
17b		4	
18a		4#	Owner: Ron McGuire Current Use: Chaparral Moving Co.
OR		4	
18b		4	
19a			Agent: Amelia Lopez-Pheps Owner: Hardeman Current Use: Auto Dealer Parking
OR		4	
19b		4	
20a		4#	Agent: Amelia Lopez-Pheps Owner: Hardeman Current Use: Auto Dealer
OR		4	
20b		4	

VALID PETITIONS

21a	OR		4	Tract 240 (104 E. Huntland Drive) Approve Planning Commission recommendation (GR-MU-CO-NP, Conditional Overlay "H").	4#	Agent: Amelia Lopez-Phelps Owner: Hardeman Current Use: Auto Dealer
21b		<i>Handwritten: 21b approved</i>	4	Approve owners request, with a zoning change on Tract 240 (294 E. Huntland Drive) from CS to CS-MU-CO-NP. Conditional Overlay is "H". In addition all commercial uses not allowed in GR base zoning are prohibited except vehicle storage and limited warehousing and distribution uses.	4	
22a	OR		4	Tract 271 (6757 Airport Blvd.) Approve Planning Commission recommendation (CS-MU-CO-NP, Conditional Overlay "B").	4#	Agent: Amelia Lopez-Phelps Owner: Hardeman Current Use: Auto Dealer
22b		<i>Handwritten: 22b approved</i>	4	Approve owners request, with a zoning change on Tract 271 (6757 Airport Blvd.) from CS to CS-MU-CO-NP. Conditional Overlay is "B" except vehicle storage is removed from the CO.	4	<i>Handwritten: 22b approved</i>
23a	OR		4	Tract 266 (6016 Dillard Circle) Approve Planning Commission recommendation (CS-MU-CO-NP, Conditional Overlay "G").	4#	Agent: Jim Wittliff Current Use: Warehouse, Construction Sales and Service
23b		<i>Handwritten: 23b approved</i>	4	Approve owners request, with a zoning change on Tract 266 (6016 Dillard Circle) from CS to CS-MU-CO-NP. Conditional Overlay is "CO-G" except the following uses are removed from the CO: Convenience Storage, Maintenance and Service Facility, and Monument Retail Sales. General Retail Sales would be changed to allow a maximum of 35,000 sq. ft.	4	

VALID PETITIONS

24a	OR		4	<u>Tract 266 (6020 Dillard Circle)</u> Approve Planning Commission recommendation (CS-MU-CO-NP, Conditional Overlay "G").	4#	Agent: Jim Wittliff Current Use: Warehouse, Construction Sales and Service
24b			4	Approve owners request, with a zoning change on Tract 266 (6020 Dillard Circle) from CS to CS-MU-CO-NP. Conditional Overlay is "CO-G" except the following uses are removed from the CO: Convenience Storage, Maintenance and Service Facility, and Monument Retail Sales. General Retail Sales would be changed to allow a maximum of 35,000 sq. ft.	4	
25a	OR		4	<u>Tract 267 (6015 Dillard Circle)</u> Approve Planning Commission recommendation (CS-MU-CO-NP, Conditional Overlay "G").	4#	Agent: Jim Wittliff Current Use: Warehouse, Construction Sales and Service
25b			4	Approve owners request, with a zoning change on Tract 267 (6015 Dillard Circle) from CS to CS-MU-CO-NP. Conditional Overlay is "CO-G" except the following uses are removed from the CO: Convenience Storage, Maintenance and Service Facility, and Monument Retail Sales. General Retail Sales would be changed to allow a maximum of 35,000 sq. ft.	4	
26a	OR		4	<u>Tract 244 (108 Denson Drive)</u> Approve Planning Commission recommendation (CS-MU-CO-NP, Conditional Overlay "G").	4#	Agent: Will Houston Current Use: Warehouse
26b			4	Approve owners request, with a zoning change on Tract 244 (108 Denson Drive) from CS to CS-MU-CO-NP. Conditional Overlay as per attached document.	4	

VALID PETITION					
27a	OR		4	Tract 268 (0 Denson Drive)	Agent: Will Houston Current Use: Undeveloped
27b	OR		4	Approve Planning Commission recommendation (CS-MU-CO-NP, Conditional Overlay "G").	4#
28a	OR		4	Approve owners request, with a zoning change on Tract 268 (0 Denson Drive) from CS to CS-MU-CO-NP. Conditional Overlay as per attached document.	4
28b	OR		4	Tract 221 (601, 605, & 613 St. Johns)	4
29a	OR		4	Approve Planning Commission recommendation (LR-MU-CO-NP, Conditional Overlay "D").	4
29b	OR		4	Approve Revised Neighborhood Stakeholder recommendation (LR-MU-CO-NP, Conditional Overlay "D") Conditional Overlay also limits residential density to 12 units per acre.	4
30a	OR		4	Tract 248 (6225 Lamar Blvd.)	Agent: Jim Bennett Current Use: Vacant
30b	OR		4	Approve Planning Commission recommendation (MF-4-NP)	Back of 6225 N. Lamar, fronts onto Burns St.
30c	OR		4	Approve property owner request with a rezoning from SF-3 to CS-MU-CO-NP, Conditional Overlay "B"	4
30d	OR		4	Tract 248 (6208 Burns)	Agent: Jim Bennett Current Use: Vacant
30e	OR		4	No Zoning Change Property Remains MF-3	Behind 6221 N. Lamar
30f	OR		4	Support the property owner request by directing staff to initiate a rezoning from MF-3 to CS-MU-CO-NP, Conditional Overlay "B"	Property cannot be re-zoned at this time, because legal notice was not provided.

All tracts with valid petitions can be approved with 4 votes on second reading, but will require 6 votes on third reading.

Proposed Conditional Overlay for Tract 15b (5508 Clay Avenue)

Base Zoning is CS-MU-CO-NP

The following Conditions Apply:

1. All commercial uses not allowed in GR base zoning, except for Construction Sales and Services are prohibited.
2. All uses in the Conditional Overlay "C" are prohibited.
3. The following additional uses are prohibited:

- Funeral Services
- Hotel-Motel
- Indoor Entertainment
- Indoor Sports and Recreation
- Restaurant
- Theater

Proposed Conditional Overlay for Tract 244 (108 Denson Drive)

N	Prohibited
	Agricultural Sales and Services
	Automotive Rentals
	Automotive Sales
	Automotive Washing (of any type)
	Campground
	Commercial Blood Plasma Center
	Commercial Off-Street Parking
	Convenience Storage
	Drive Through Services
	Drop-Off Recycling Collection Facility
	Equipment Repair Services
	Equipment Sales
	Exterminating Services
	General Retail of any type greater than 20,000 sq. ft.
	Kennels
	Laundry Services—
	Maintenance and Service Facilities—
	Monument Retail Sales
	Off-Site Accessory Parking
	Outdoor Entertainment
	Outdoor Sports and Recreation
	Pawn Shop Services
	Service Station
	Vehicle Storage

This proposed Conditional Overlay is based on CO "G"

Properties in Bold remain in the Conditional Overlay

Properties with a strikethrough have been removed from the Conditional Overlay

Proposed Conditional Overlay for Tract 268 (0 Denson Drive)

O	Prohibited
	Agricultural Sales and Services
	Automotive Rentals
	Automotive Sales
	Automotive Washing (of any type)
	Campground
	Commercial Blood Plasma Center
	Commercial Off-Street Parking
	Convenience Storage
	Drive Through Services
	Drop-Off Recycling Collection Facility
	Equipment Repair Services
	Equipment Sales
	Exterminating Services
	General Retail of any type greater than 20,000 sq. ft.
	Kennels
	Laundry Services
	Maintenance and Service Facilities
	Monument Retail Sales
	Off-Site Accessory Parking
	Outdoor Entertainment
	Outdoor Sports and Recreation
	Pawn Shop Services
	Service Station
	Vehicle Storage

This proposed Conditional Overlay is based on CO "G"

Properties in Bold remain in the Conditional Overlay

Properties with a strikethrough have been removed from the Conditional Overlay