

Items Z1 & Z15: Crestview/Wooten Combined Neighborhood Plan/Rezoning
Summary of Issues

Valid Petitions

Tract 146 (Crestview Shopping Center): Staff & Planning Commission recommendation is to rezone the tract from CS to CS-CO-NP. Property owner will only support CS. Current use is a small shopping center.

Tract 149 (808 & 906 Justin Lane): Staff & Planning Commission recommendation is to rezone the tract from LI & CS to CS-NP. Property owner will only support LI. Current uses are Auto Sales and Auto Repair (both are permitted in CS).

Huntsman Petrochemical Tract (Tracts 160a, b & c)

Staff/Planning Commission recommendations: Rezone from LI, CS, CS-1, MF-4, MF-3, and SF-3 to LI-PDA-NP with the following conditions:

- Permit Commercial, Residential, and Light Industrial uses on Tract 160a;
- Permit SF-6 and recreational uses on Tracts 160b & c;
- Require 17.4 acres of the site be dedicated to open space and/or recreation;
- Require 200' buffer between industrial and residential uses;
- Limit the storage of hazardous materials to 10% of the site area or 12.8 million cubic feet.

The neighborhood is requesting the following additional conditions:

- Limit vehicular access to Morrow Street to 500 trips per day;
- Limit any residential development to MF-4 standards;
- Prohibit big box retail;
- Require urban-style parking standards.

The property owner supports the staff and Planning Commission recommendations but does not support the additional neighborhood requests.

(OVER)

Other Neighborhood Issues

Tract 3 (8990 Research Blvd): Property owner is opposed to staff and Planning Commission recommendation to rezone from LI to CS-NP. Current use is Limited Warehousing and Distribution (permitted in CS).

Tract 12 (Maund Volkswagen): Property owner is opposed to staff recommendation to rezone the property from LI to CS-NP, but will agree to Planning Commission recommendation of LI-CO-NP. Owner has not filed a petition, but indicated he will do so if Council approves any zoning more restrictive than the Planning Commission recommendation. The Wooten neighborhood supports the staff recommendation.

Tract 123 (Continental Collision): Property owner is opposed to proposed conditional overlay limiting Vehicle Storage and Limited Warehousing and requiring a 50' buffer on the rear property line. Adjacent residential properties are requesting that the owner address existing problems with exhaust fumes, razor wire, and on street parking. The Planning Commission recommended permitting Vehicle Storage and Limited Warehousing provided the property owner and the adjacent neighbors solve their disagreements.

Conditional Overlays: The Crestview neighborhood is requesting that additional conditions be placed on commercial properties in the Planning Area (see ATTACHEMNT 4 in back-up for list of permitted and conditional uses). The Planning Commission did not recommend this request.

Deed Restrictions: The Crestview neighborhood is requesting that properties with deed restrictions that prohibit duplexes and garage apartments (about 150 houses) be rezoned to SF-2. The Planning Commission did not recommend this request.