



Oak Hill Combined Neighborhood Plan
October 23, 2008 - City Council Public Hearing
Contested Zoning Tracts and Contested FLUM/Zoning Tracts

Attachment # 4
NP-2008-0025
C14-2008-0129 C14-2008-0125

West and East Oak Hill NPA - Contested Zoning Tracts and Contested FLUM/Zoning Tracts						
Tract # Address	Current Zoning & Existing Use	Planning Commission Recommendation July 8, 2008	Staff Recommendation	Planning Contact Team Recommendation	Property Owner /Other Interests Recommendation	Votes Required
4 & AJ Agent: Richard Suttle (rear west portion of property, approximately 700 feet from US Highway 290) ABS 538 SUR 619 MASTON P ACR 30.98 <i>Note: FLUM and Zoning Contested</i>	DR Undeveloped	<i>Single Family Land Use</i> SF-1-NP	<i>Single Family Land Use</i> SF-1-NP This property is undeveloped and adjacent to single family residences. During the land use meetings, stakeholders expressed their desire for low intensity single family residences on this property. Therefore, staff recommendation is for Single Family Land Use because it is more compatible with the adjacent single family use.	 (Not known)	Property owner has not submitted a recommendation to staff. Save Our Springs Alliance Recommendation: <i>Large Lot Rural Single Family Land Use</i>	4 for 1st reading 5 for all three readings
3 & AS Agent: Richard Suttle (west portion of property fronting Highway 290) ABS 538 SUR 619 MASTON P ACR 30.98 <i>Note: FLUM and Zoning Contested</i>	DR Undeveloped	<i>Neighborhood Mixed Use Land Use</i> LR-NP	<i>Neighborhood Mixed Use Land Use</i> LR-NP The existing subject tract is fronting US 290 W and the existing zoning on adjacent property is LR (Neighborhood Commercial). Staff recommendation is for LR (Neighborhood Commercial) to be consistent with the existing zoning of adjacent property to the east. The proposed recommendation is also consistent with one of the neighborhood plan goals of allowing for a mix of uses along existing commercial corridors.	 <i>Office Mixed Use Land Use</i>	Property Owner Recommendation (Schmidt Investments): <i>Neighborhood Mixed Use Land Use</i> LR-NP Save Our Springs Alliance Recommendation: <i>Large Lot Rural Single Family Land Use</i>	4 for 1st reading 5 for all three readings
5 and Y 8060 W US HIGHWAY 290 (2.27 acres) <i>Note: FLUM and Zoning Contested</i>	I-RR Single Family	<i>Mixed Use Land Use</i> CS-NP	<i>Neighborhood Mixed Use Land Use</i> LO-NP LO (Limited Office zoning district) is recommended to be consistent with the existing zoning of property to the west. Although property to the east is zoned CS (General Commercial Services District), CS zoning should be located near major intersections.	 <i>Mixed Use Land Use</i> CS-NP	Save Oak Hill Recommendation: <i>Neighborhood Mixed Use Land Use</i> Save Our Springs Alliance Recommendation: <i>Large Lot Rural Single Family Land Use</i>	4 for 1st reading 5 for all three readings

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6 & AT Speedy Stop Food Store Agent: Richard Suttle 7912 US Highway 290 <i>Note: FLUM and Zoning Contested</i>	Commercial RR	Major Planned Development GR-NP	Mixed Use Land Use GR-NP The subject tract is located along US Highway 290 and the existing use is commercial. During the planning process, stakeholders expressed their desire to see this area redevelop as a mixed use town center, including a mix of commercial, retail, and residential uses. Staff recommendation is for Mixed Use Land Use to allow for a live, work, play type gathering place for the Oak Hill Community on the subject tract and properties surrounding this tract. This recommendation is also consistent with other high intensity commercial uses surrounding this property.	Mixed Residential Land Use	Property Owner is asking for an indefinite postponement. Planning Contact Team/Oak Hill Business and Professional Association/Oak Hill Association of Neighborhoods Task Force Recommendation: Major Planned Development Save Our Springs Alliance Recommendation: Large Lot Rural Single Family Land Use	4 for 1st reading 5 for all three readings
7 and R W U S HY 290 (ABS 788 SUR 62 WILLIAMS J) (4.99 acres) <i>Note: FLUM and Zoning Contested.</i>	DR Undeveloped	Office Land Use GO-NP	Office Land Use GO-NP The property to the south of the subject tract is zoned LO (Limited Office District). Staff recommends a GO (General Office District) zoning on this tract because of its frontage on the US Highway 290.	(Not known)	Property Owner Recommendation: Commercial Land Use GR-NP Save Our Springs Alliance Recommendation: Large Lot Rural Single Family Land Use	4 for 1st reading 5 for all three readings
220 and W PATTON RANCH RD (ABS 2 SUR 17 ANDERSON T (1-D-1)) (90.64 acres) <i>Note: FLUM and Zoning Contested</i>	DR Undeveloped	Mixed Use Land Use LR-MU-NP	Mixed Use Land Use LR-MU-NP The subject tract is located within the Recharge Zone and on an incline that hinders visibility of drivers. Therefore, a low intensity neighborhood commercial zoning district (LR) is recommended due to the limited sight-distance associated with the location of this property along Southwest Parkway.	Mixed Use Land Use GR-NP	Save Oak Hill Recommendation: Neighborhood Mixed Use Land Use Save Our Springs Alliance Recommendation: Large Lot Rural Single Family Land Use	4 for 1st reading 5 for all three readings

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12a and L Waters Tract Property Owner: Ronald & Jackie Waters Agent- Jeff Howard 6800 WATERS WAY (11.32 acres) Loma Vista Subdivision Agent- Robert Kleeman <i>Note: FLUM and Zoning Contested.</i>	I-RR Single Family/Undeveloped	<i>High Density Single Family Land Use</i> SF-6-CO-NP Conditional Overlay: Limit to SF-1 density and a maximum of 30 dwelling units, restricted to detached homes only, and a 40-foot building setback from property lines adjacent to the homes in the Estates of Shadowridge and the Estates of Loma Vista (excluding the two 5-acre lots at the northeast edge of the property, which are not part of the Estates of Shadowridge or the Estates of Loma Vista).	<i>Single Family Land Use</i> SF-1-NP The current zoning on adjacent properties is SF-2, although they are developed as large-lot single family residences. Due to this existing large lot character in the Loma Vista neighborhood, staff is recommending SF-1 large lot single family zoning for this tract.	<i>High Density Single Family Land Use</i> SF-6-CO-NP Conditional Overlay: Limit to SF-1 density and a maximum of 30 dwelling units, restricted to detached homes only, and a 40-foot building setback from property lines adjacent to the homes in the Estates of Shadowridge and the Estates of Loma Vista (excluding the two 5-acre lots at the northeast edge of the property, which are not part of the Estates of Shadowridge or the Estates of Loma Vista).	Property Owner Recommendation <i>High Density Single Family Land Use</i> SF-6-CO-NP Conditional Overlay: Limit to SF-1 density and a maximum of 30 dwelling units, restricted to detached homes only, and a 40-foot building setback from property lines adjacent to the homes in the Estates of Shadowridge and the Estates of Loma Vista (excluding the two 5-acre lots at the northeast edge of the property, which are not part of the Estates of Shadowridge or the Estates of Loma Vista). Property Owners within 200 feet of Waters Tract Recommendation: Single Family Land Use SF-1-CO to limit single family dwellings to a maximum of 8 units only. Loma Vista Subdivision Recommendation: Single Family Land Use SF-1-CO to limit single family dwellings to a maximum of 8 units only. Shadow Ridge Subdivision Recommendation: Single Family Land Use SF-1-CO to limit the development to Rural Residential density. Adjacent Property Owner Recommendation (Lynn and Marton Leifker): SF-1-CO to prohibit access through Lot 10, Block B of the amended plat of Shadowridge Crossing Section 9 if the Waters property were to be subdivided. Save Our Springs Alliance Recommendation: Large Lot Rural Single Family Land Use	4 for 1st reading 5 for all three readings

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12 1808 Treadwell Street; 8411, 8511 FM 1826; 8015 Dark Valley Cove; ABS 788 SUR 62 WILLIAMS J ACR 8.0 (1-D-1W); ABS 788 SUR 62 WILLIAMS J ACR 10.0 (1-D-1W) <i>Note: Only Zoning Contested.</i>	I-RR	<i>Single Family Land Use</i> SF-1-NP	<i>Single Family Land Use</i> SF-1-NP The current zoning on adjacent properties is SF-2, although they are developed as large lot single family residences. Therefore, staff is recommending SF-1 large lot single family zoning for this tract in order to maintain the rural character of the neighborhood.	(Not known)	Property Owner Recommendation 8015 Dark Valley Cove (Aileen Hooks & Ray Donley): <i>Single Family Land Use</i> Adjacent Property Owner Recommendation (Lynn and martin Lelfker): <i>SF-1 with Conditional Overlay to prohibit access through Lot 10, Block B of the amended plat of Shadowridge Crossing Section 9 if the Ray Donley property were to be subdivided.</i> Shadow Ridge Subdivision Recommendation: <i>Single Family Land Use</i> SF-1 with Conditional Overlay limiting the development to Rural Residential density. Loma Vista Subdivision Recommendation (Agent- Robert Kleeman): <i>Single Family Land Use</i> SF-1 with Conditional Overlay limiting single family dwellings to a maximum of 8 units only.	4 for 1st reading 5 for all three readings

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208a 5258 W U S HY 290 (.54 acres) <i>Note: Only Zoning Contested</i>	DR Auto sales & service garage	<i>Commercial Land Use</i> CS-CO-NP	<i>Commercial Land Use</i> CS-CO-NP Conditional Overlay: Laundry Services, Maintenance and Service Facilities The subject tract is fronting US Highway 290 and the existing use is auto sales and service garage. CS (General Commercial Services) zoning district is proposed to bring existing uses into conformance with the current zoning code.	(Not known)	Property Owner Recommendation (Hajjar Joseph): <i>Commercial Land Use</i> CS-1-NP	4 for 1st reading 5 for all three readings
209a 5350 W U S HY 290 (1.11 acres) <i>Note: Only Zoning Contested.</i>	DR Car lot and car service	<i>Commercial Land Use</i> GR-NP	<i>Commercial Land Use</i> GR-NP This property fronts US Highway 290 and the existing use is car service. GR (Community Commercial Services District) zoning district is proposed to bring the existing use into conformance with the current zoning code.	(Not known)	Property Owner Recommendation (Hajjar Joseph): <i>Commercial Land Use</i> CS-1-NP	4 for 1st reading 5 for all three readings
216 6154 W US HY 290 (1.7 acres) <i>Note: Only Zoning Contested.</i>	DR	<i>Neighborhood Commercial Land Use</i> GR-CO-NP	<i>Neighborhood Commercial Land Use</i> GR-CO-NP Conditional Overlay: Automotive Repair Services, Custom Manufacturing, Exterminating Services, Service Station. The property fronts US Highway 290 and a portion of the property is located within the 100-year flood plain, therefore a Conditional Overlay is recommended to prohibit high-risk uses in the GR (Community Commercial District) zoning.	(Not known)	Property Owner (Yu Paul Bo & Yan-Qan) no longer wish to contest this tract. They are in agreement with the Planning Commission and Staff Recommendation.	4 for 1st reading 5 for all three readings