



## Legislation Details (With Text)

<b>File #:</b>	ID 17-0528	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Ordinance	<b>Status:</b>		Passed	
<b>File created:</b>	7/20/2017	<b>In control:</b>		City Council	
<b>On agenda:</b>	8/15/2017	<b>Final action:</b>		8/15/2017	
<b>Title:</b>	Ordinance Establishing Original Zoning for Property Located at 4716 Hicone Road				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	1. PLZ17-10-4716HiconeRd-Zoning.pdf, 2. PLZ17-10-4716HiconeRd-Aerial.pdf, 3. zoning staff report for PLZ 17-10 (4716 Hicone Rd).pdf, 4. minutes for PL(Z) 17-10 (4716 Hicone Rd).pdf, 5. zoning statement for PL(Z) 17-10 (4716 Hicone Rd).pdf, 6. 17-0528 ordinance for PL(Z) 17-10 (4716 Hicone Rd).pdf				

Date	Ver.	Action By	Action	Result
8/15/2017	1	City Council	adopt	Pass

Ordinance Establishing Original Zoning for Property Located at 4716 Hicone Road

Department: Planning  
Council District: Proximate to District 2

Public Hearing: August 15, 2017  
Advertising Date/By: August 3 and 10, 2017/City Clerk

Contact 1 and Phone: Mike Kirkman 373-4649  
Contact 2 and Phone: Sue Schwartz 373-2149

### PURPOSE:

Tammy Stanley, for John M. and Carolyn S. Jenkins, is requesting original zoning from **County RS-30** (Residential Single Family) to **City CD-C-L** (Conditional District Commercial Low) for property located at 4716 Hicone Road, generally described as south of Hicone Road and west of Chinaberry Place.

As this request is associated with a voluntary annexation petition, the City Council will conduct a public hearing to consider and take action on this request at its **August 15, 2017** meeting.

### BACKGROUND:

Following a public hearing on July 17, 2017, the Zoning Commission voted 6-3 to recommend denial of this request. This request is associated with a voluntary annexation petition in order to connect to City water and sewer for a small commercial use. This original zoning request contains the following condition:

1. Maximum building square footage shall be 5,000 square feet

### BUDGET IMPACT:

This item will have no budget impact.

**RECOMMENDATION / ACTION REQUESTED:**

The Zoning Commission recommended **denial** of this request 6-3.

Planning recommends **approval** of the CD-C-L zoning request based on:

Request is consistent with the **Growth at the Fringe** goal to promote sound, sustainable land use patterns that provide for the efficient provision of public services and facilities.

Request is consistent with the **Economic Development** goal to promote a health and diversified economy.