



Zoning Case #0818-01

Joshua Kosarek

Rezoning for a Property at 6001 Crosstown Expressway (SH 286)

Planning Commission Presentation
August 8, 2018

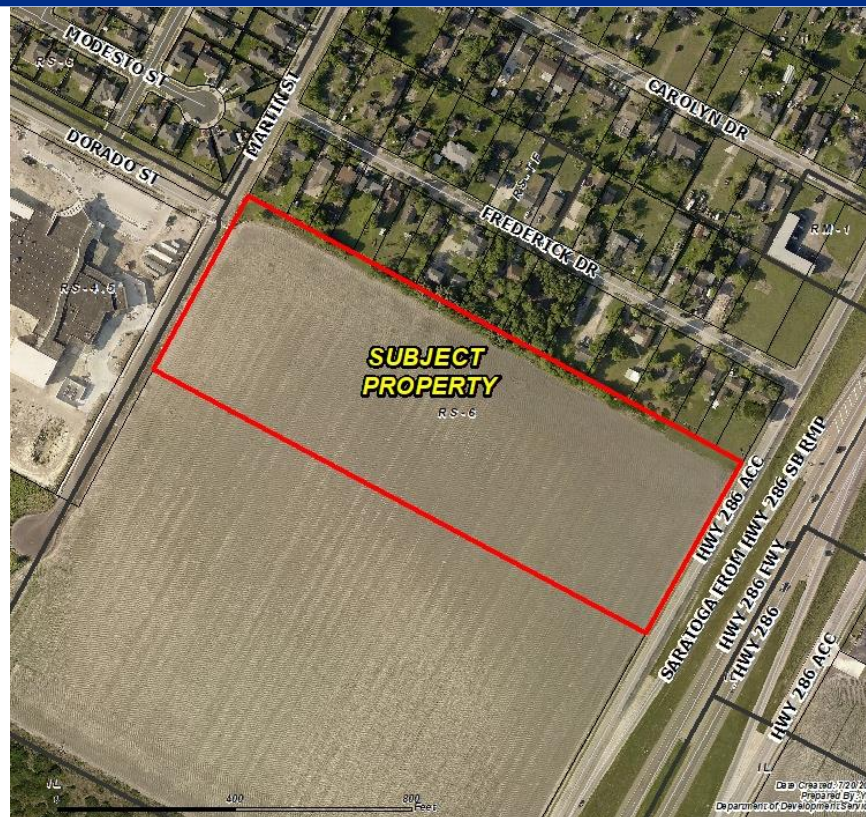


Aerial Overview





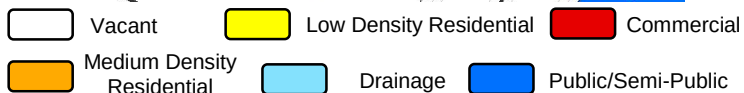
Subject Property at 6001 Crosstown Expressway



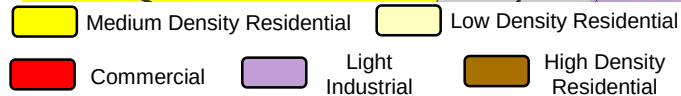
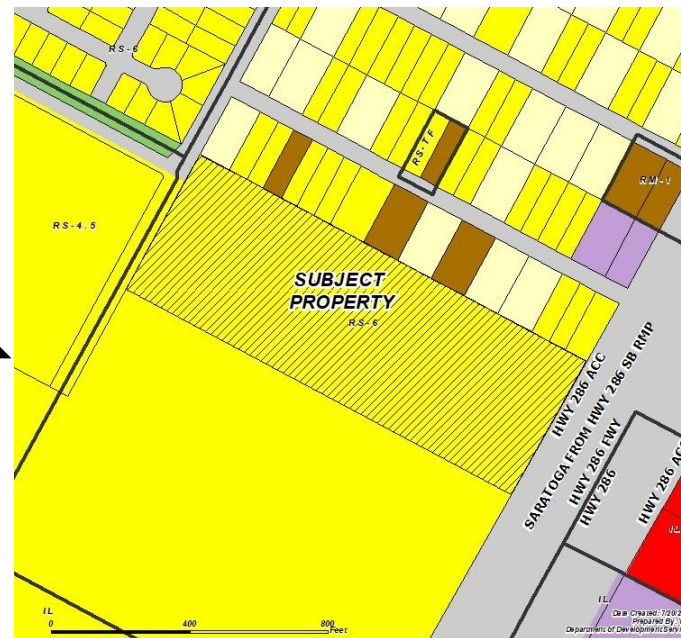


Land Use

Existing Land Use



Future Land Use





Subject Property, West on Crosstown Expressway





Crosstown Expressway, North of Subject Property





Crosstown Expressway, East of Subject Property





Crosstown Expressway, South of Subject Property





Public Notification

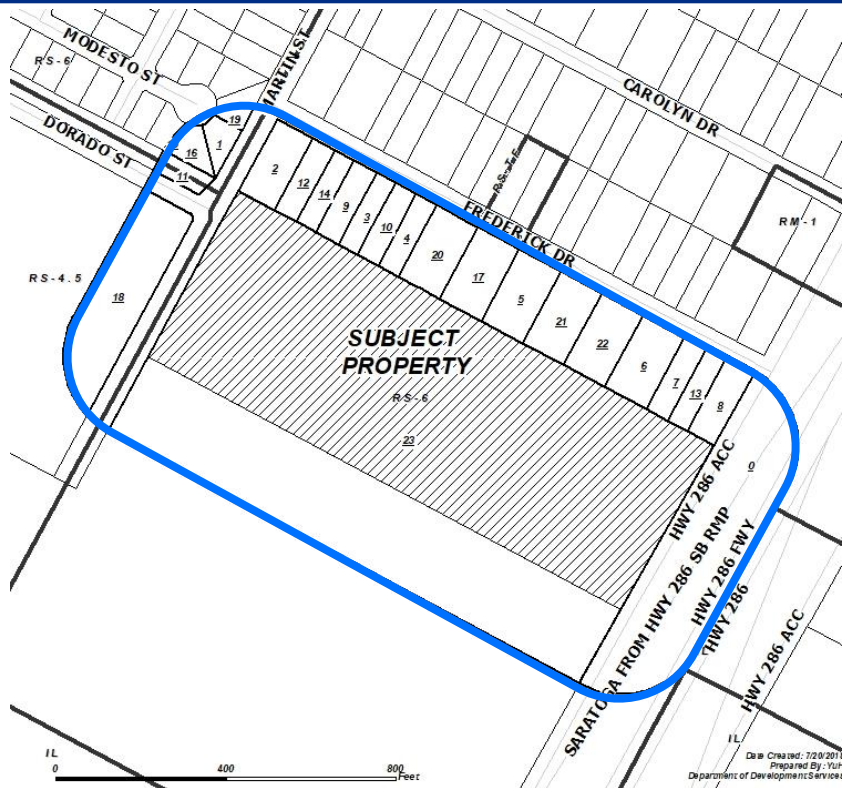
23 Notices mailed inside 200' buffer
5 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)

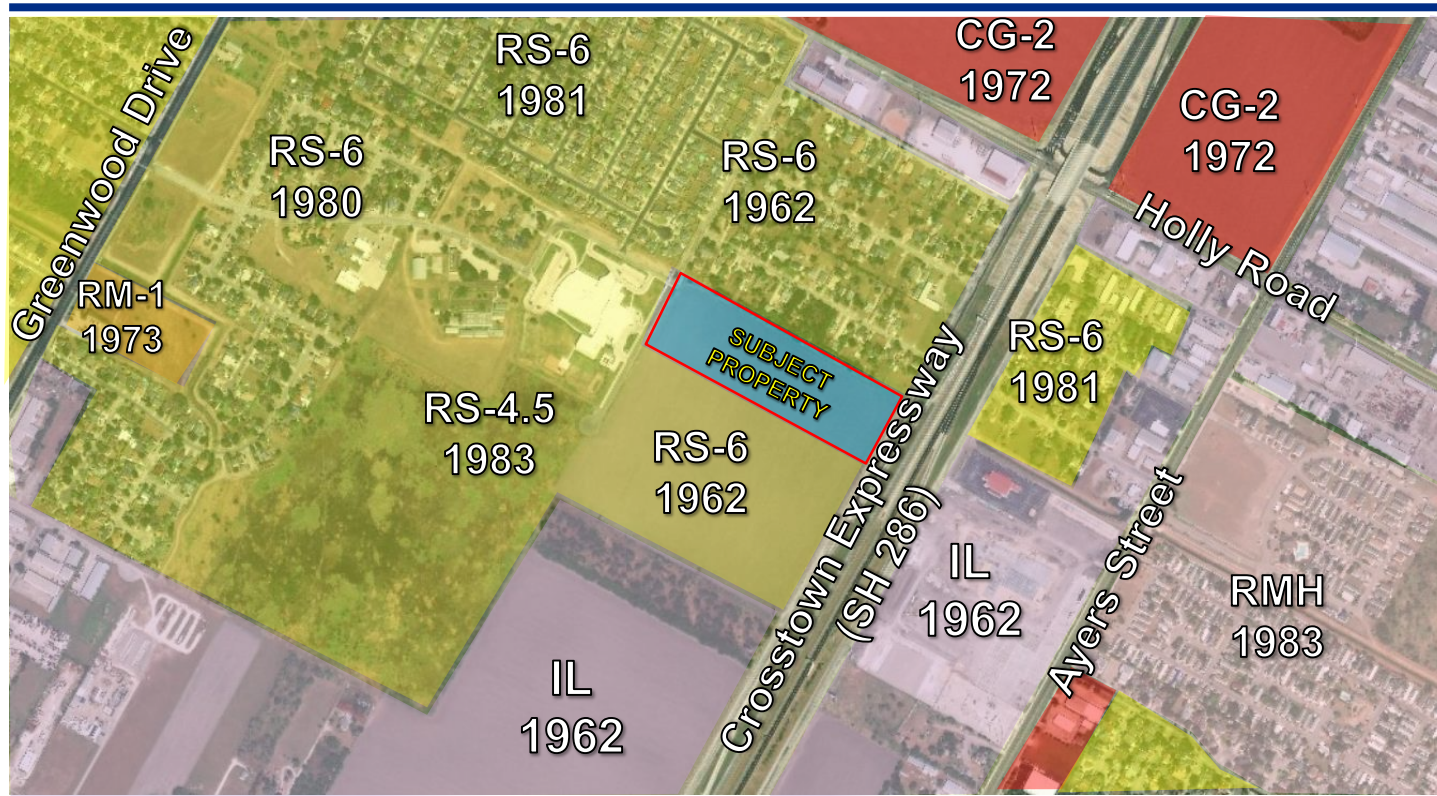


In Favor: 0



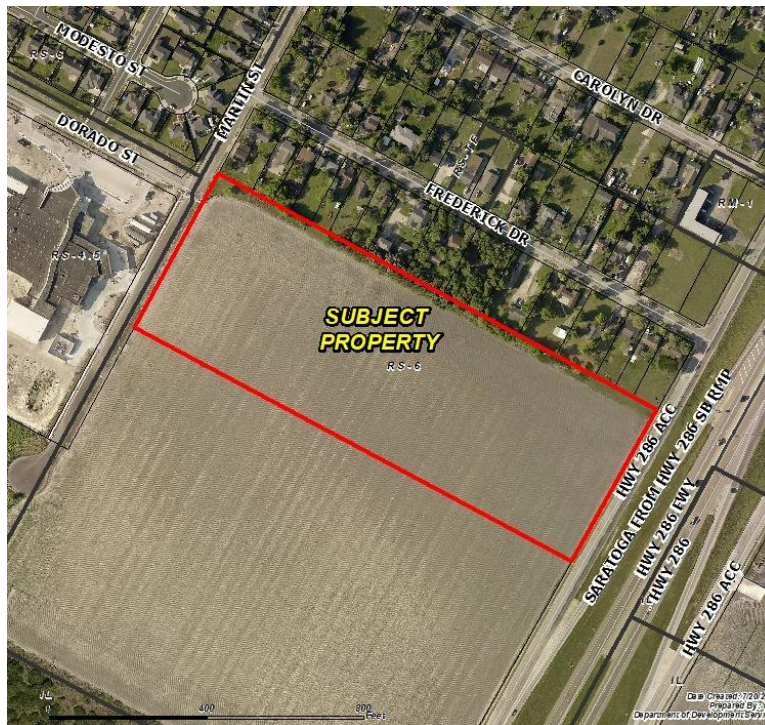


Zoning Pattern





UDC Requirements



Buffer Yards: “CN-1” to “RS-6”
Type B: 10’ & 10 pts.

Setbacks: Street: 20 feet
Corner: 15 feet
Rear: 2 to 1 Setback
(height-12’) x 2

Parking: 1:225 sq. ft. GFA (Clinic)
1:3 Beds (Hospital)

Landscaping, Screening, and Lighting
Standards

Uses Allowed: Retail, Offices, Multifamily

*Bars/Nightclubs Not Allowed in “CN-1”



Staff Recommendation

Denial of the
“CN-1” Neighborhood Commercial District

in lieu thereof

Approval of the
“ON” Neighborhood Office District
