



# **Zoning Case #0818-01**

## **Joshua Kosarek**

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

Planning Commission Presentation  
August 8, 2018

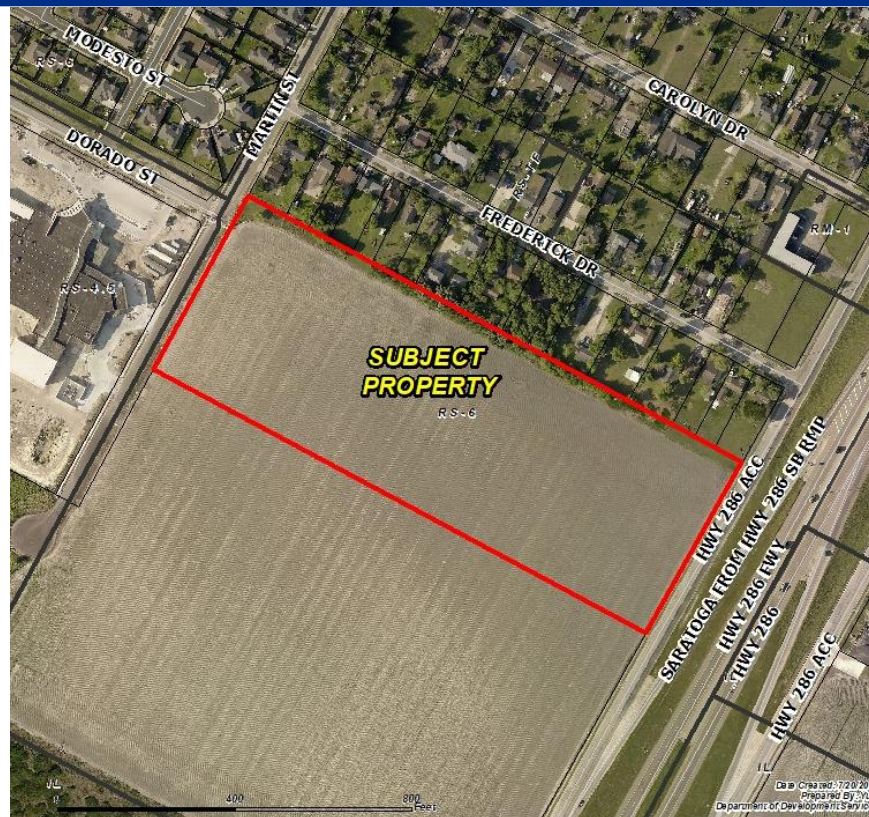


# Aerial Overview





# Subject Property at 6001 Crosstown Expressway

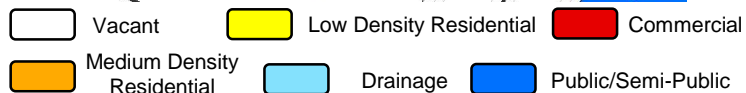




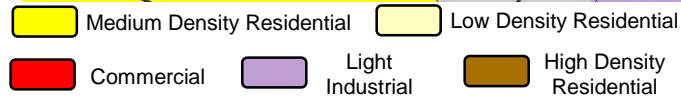
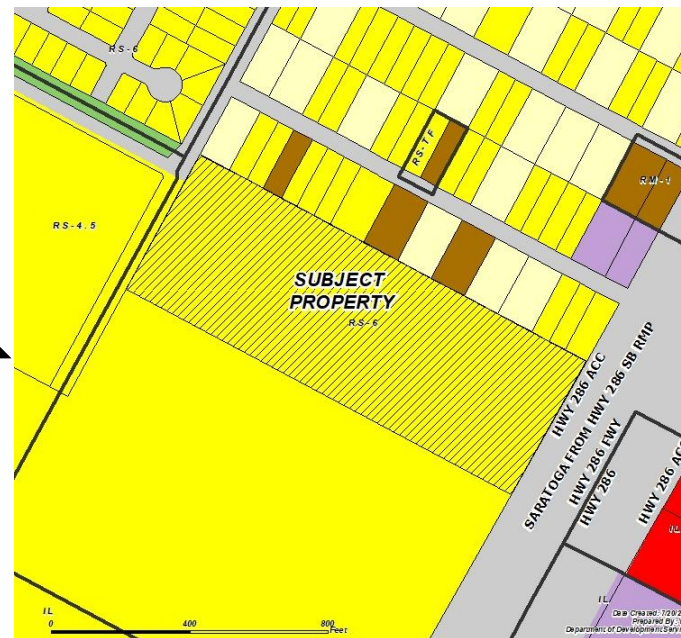


# Land Use

## 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

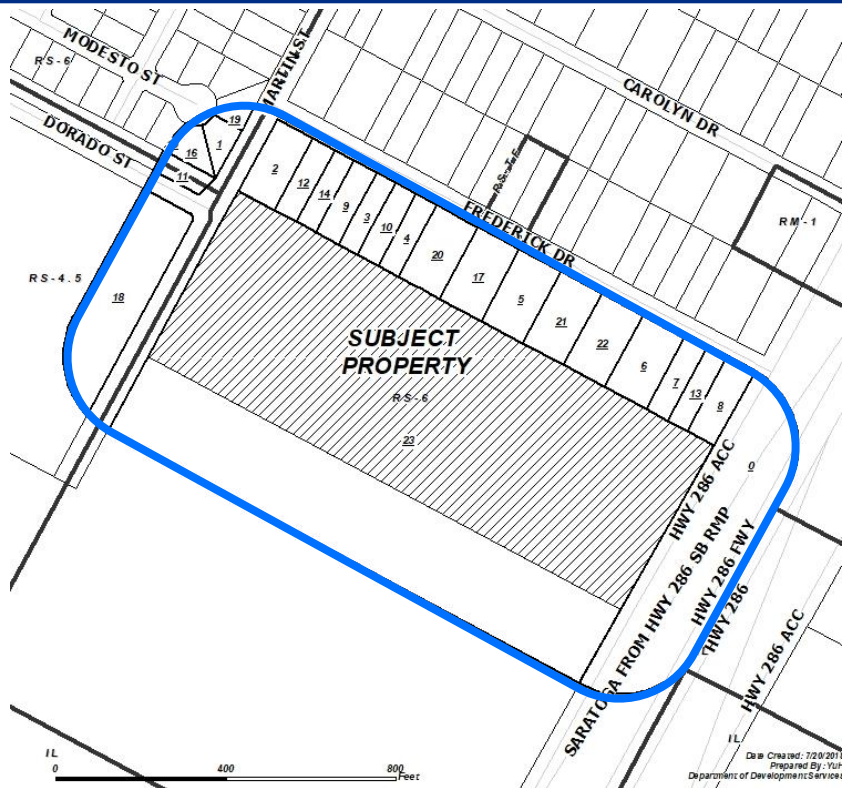
23 Notices mailed inside 200' buffer  
5 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)



In Favor: 0





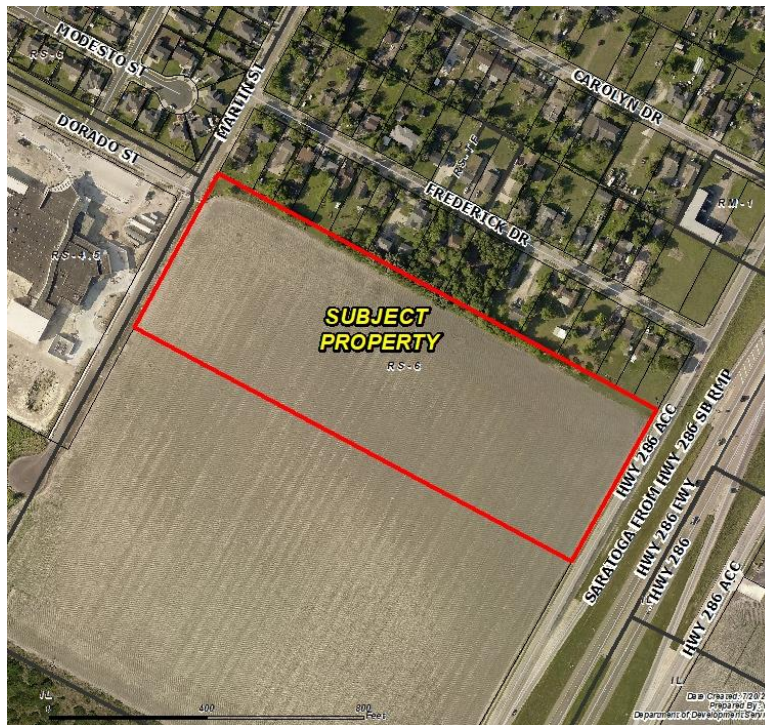
# Zoning Pattern







# 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

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**Denial** of the  
“CN-1” Neighborhood Commercial District  
  
in lieu thereof

**Approval** of the  
“ON” Neighborhood Office District

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