

**ZONING COMMITTEE  
RECOMMENDATION  
May 24, 2006**

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**Rezoning Petition No. 2006-66**

**Property Owner:** The Mount Zion Properties, LLC

**Petitioner:** The Mount Zion Properties, LLC

**Location:** Approximately 1.2 acres located north of Williams Road and west of East W. T. Harris Boulevard

**Request:** O-15(CD), office, conditional district to O-2 (CD), office, conditional district request

**Action:** The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition, as modified.

**Vote:**

Yeas:	Carter, Cooksey, Howard, Hughes, Ratcliffe and Sheild
Nays:	None
Absent:	Farman

**Summary of Petition**

This petition seeks to rezone from an O-15(CD) office zoning classification that is no longer in the zoning ordinance to O-2(CD) to allow a two-story building with a maximum building square footage of 12,000 square feet. The existing approved conditional site plan for the site permits a 8,846 square foot, single story medical office building.

**Zoning Committee Discussion/Rationale**

Mr. MacVean explained that the subject property was rezoned to O-15(CD) in 1988, prior to adoption of the East District Plan, and did not amend the district plan's land use recommendation. Thus, the proposed petition is not consistent with the land use recommendation set forth in the East District Plan, which recommends multi-family land uses for the subject parcel. Mr. MacVean noted that the petitioner has addressed the outstanding site plan issues. In addition, the following modifications have been made in response to several issues that were brought up at the public hearing:

- Provide a brick face building exterior with stucco trim
- Add a note that the Ravenwood Subdivision, Grove Park Subdivision and Rosecroft Condominium homeowner associations will be notified if an administrative approval is sought

- Submitted a request for a parking reduction
- Will continue to work with the Urban Forestry staff in order to preserve the optimal number of trees

The petitioner did deny the request to discuss a shared entry with the abutting shopping center, as there may be cumbersome maintenance agreements and the main entry to the site is desired off East W. T. Harris Boulevard.

### **Statement of Consistency**

A motion was made by Cooksey and seconded by Sheild finding this petition to be consistent with the recognized land use of the parcel. The Zoning Committee unanimously approved this motion.

### **Vote**

**Upon a motion made by Sheild and seconded by Cooksey, the Zoning Committee voted unanimously to recommend approval of this petition.**

### **Staff Opinion**

Staff agrees with the recommendation of the Zoning Committee.