



March 20, 2008

MEMORANDUM

TO: Planning Commission
FROM: Ron Sigler, Planning and Zoning Manager
SUBJECT: **Case RZ-01-08**

LOCATION	This property is located on the south side of Hooper road, between Lovett Road and Allena Drive, on Lot B1. (City of Central)
LAND USE CATEGORY	Heavy Commercial
PRESENT ZONING	C1 (Light Commercial)
REQUESTED ZONING	M1 (Light Industrial)
LOT/BLOCK NUMBER	112
LOT ID NUMBER	611120179
APPLICANT	Donnie Jarreau

STAFF COMMENTS

1. **Existing land use** is vacant.
Surrounding land use includes vacant and single family residential homes.
2. **Existing zoning** is C1 (Heavy Commercial).
Surrounding zoning is R (Rural), A1 (Single Family Residential) and C2 (Heavy Commercial).
3. **Size** of subject property is 6.69 acres.
4. **Horizon Plan Statement** The proposed rezoning is in Planning District 6. The subject property is designated Heavy Commercial land use on the "2010 Land Use Plan". The proposed rezoning from C1 (Light Commercial) to M1 (Light Industrial) is not consistent with the "2010 Land Use Plan".
5. **Rezoning Criteria** The proposed rezoning is not capricious or arbitrary in nature or intent.

6. **Planning Commission Staff Recommendation** The proposed rezoning to M1 (Light Industrial) is not consistent with the “2010 Land Use Plan” but is consistent with the Draft City of Central Master Plan which designates the proposed property and land to the north and east as Technical Industry land use. Therefore, the Planning Commission Staff recommends to amend the “2010 Land Use Plan” from Heavy Commercial to Industrial and to approve rezoning from C1 (Light Commercial) to M1 (Light Industrial).

Comments for the proposed developments from Dawn Picard of DOTD is as follows:

Based on concept provided, the development does not appear to justify a need for three driveways. DOTD has also request that the developer contact their office to discuss possible Traffic Impacts associated with this development and suggests that a left turn lane may be required as mitigation for this development. In addition, a certificate of occupancy may be withheld until such time as the required LADOTD driveway permit is secured and all requirements of the permit are satisfied.

7. Scheduled for Planning Commission Meeting on **March 27, 2008.**
8. Scheduled for Mayor and City Council on **April 8, 2008.**



March 20, 2008

MEMORANDUM

TO: Planning Commission
FROM: Ron Sigler, Planning and Zoning Manager
SUBJECT: **Case RZ-02-08**

LOCATION This property is located on the south side of Wax road between Willowbrook Drive and Brookside Drive on Lot Z.(City of Central)

LAND USE CATEGORY Low Density Residential
PRESENT ZONING (Rural)
REQUESTED ZONING LC1 (Light Commercial) C-AB-1 (Commercial Alcoholic Beverage One)
LOT/BLOCK NUMBER 113
LOT ID NUMBER 611130696
APPLICANT Sammy Nagem

STAFF COMMENTS

1. **Existing land use** is Vacant.
Surrounding land use includes Low Density Residential, Commercial, and Vacant.
2. **Existing zoning** is R (Rural).
Surrounding zoning is R (Rural).
3. **Size** of subject property is 2.23 acres.
4. **Horizon Plan Statement** The proposed rezoning is in Planning District 6. The subject property is designated Low Density Residential land use on the "2010 Land Use Plan". The proposed rezoning from R (Rural) to LC1 (Light Commercial) and C-AB-1 (Commercial Alcoholic Beverage) is not consistent with the "2010 Land Use Plan".

5. **Rezoning Criteria** Land use the same as, or similar to that existing on properties next to, or across the street from the site under consideration.
6. **Planning Commission Staff Recommendation** The proposed rezoning to LC1 (Light Commercial One) and C-AB-1 (Commercial Alcoholic Beverage One) is not consistent with the "2010 Land Use Plan" but is consistent with the adjacent land use character. Therefore, the Planning Commission Staff recommends to amend the "2010 Land Use Plan" from Low Density Residential to Light Commercial and to approve rezoning from R (Rural) to LC1 (Light Commercial One) and C-AB-1 (Commercial Alcoholic Beverage One).
7. Scheduled for Planning Commission Meeting on **March 27, 2008**.
8. Scheduled for Mayor and City Council on **April 8, 2008**.

