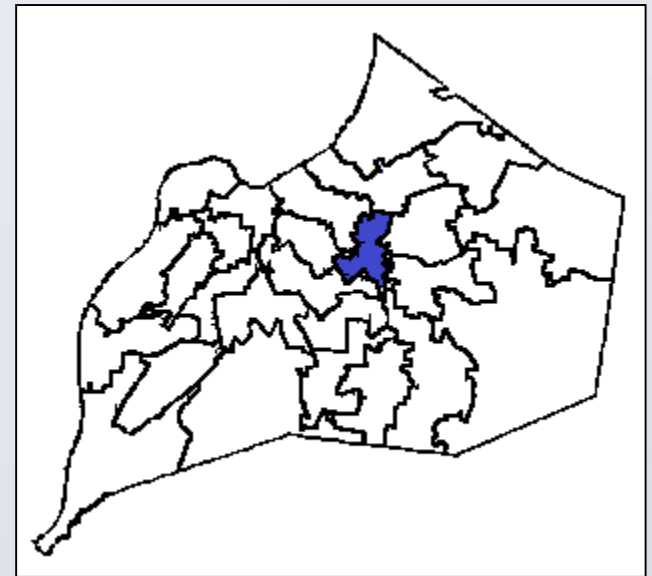
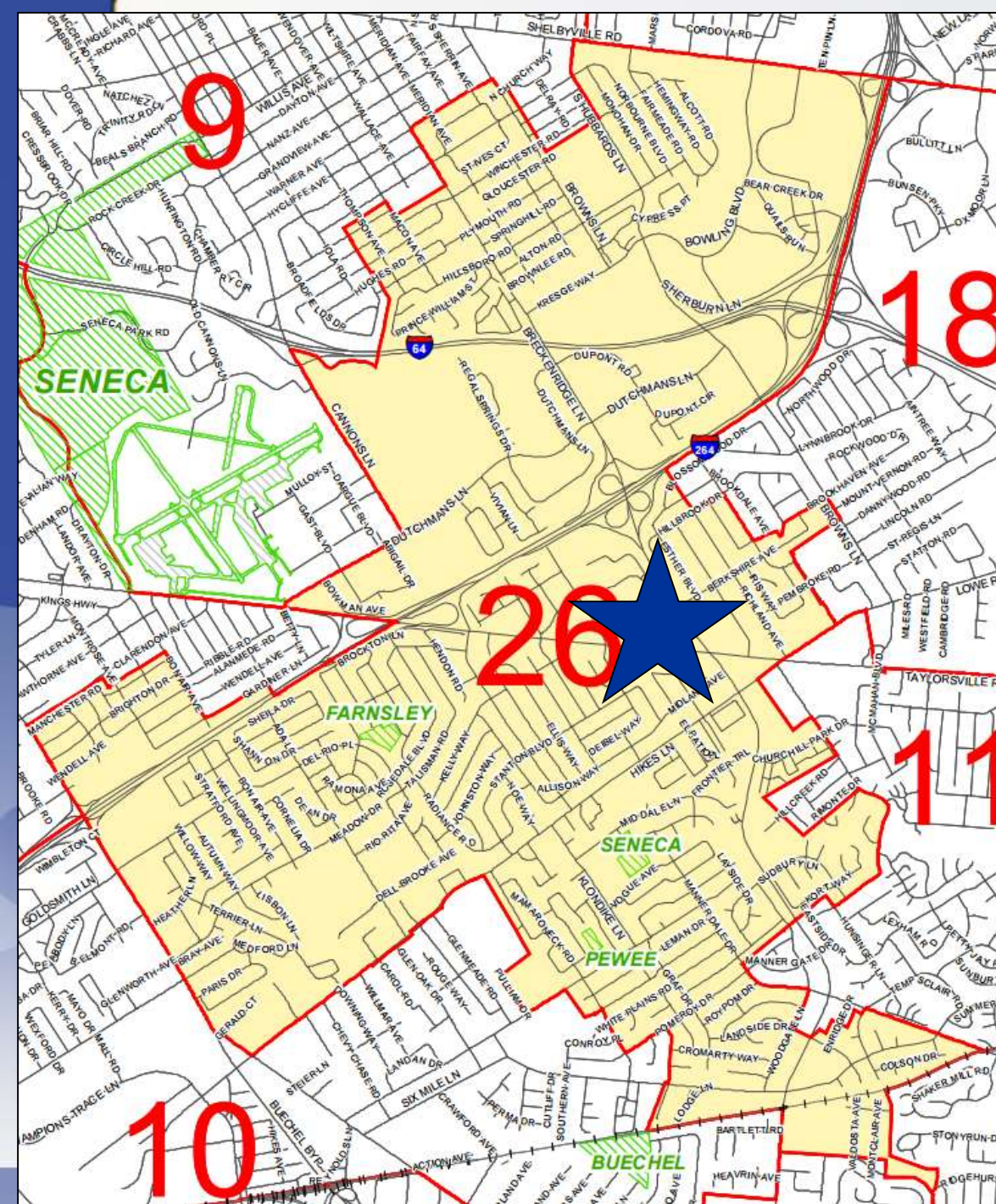


18ZONE1081

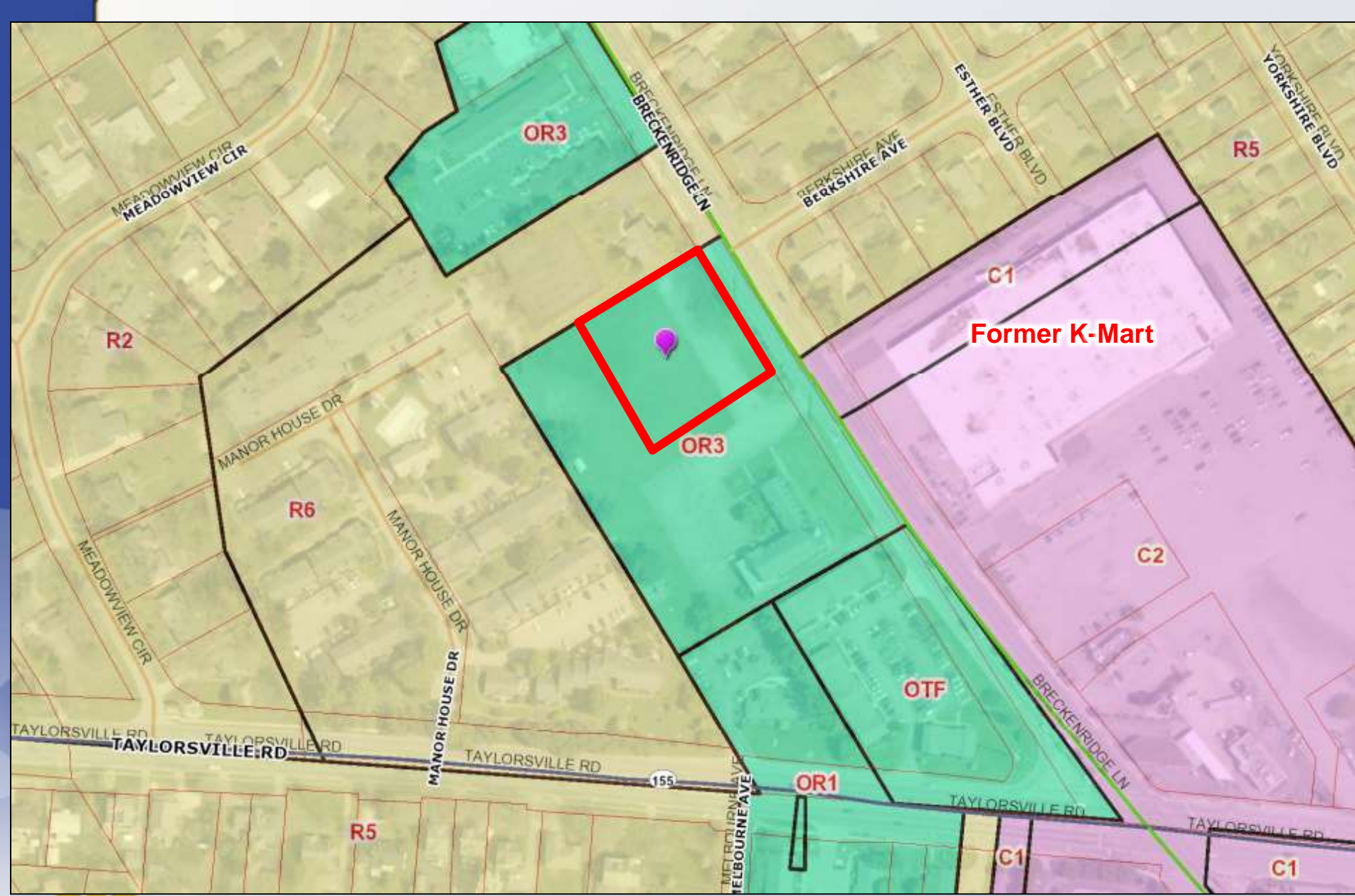
2940 BRECKENRIDGE LANE



Planning & Zoning Committee
April 30, 2019



**2940 Breckenridge Lane
District 26 - Brent Ackerson**





Requests

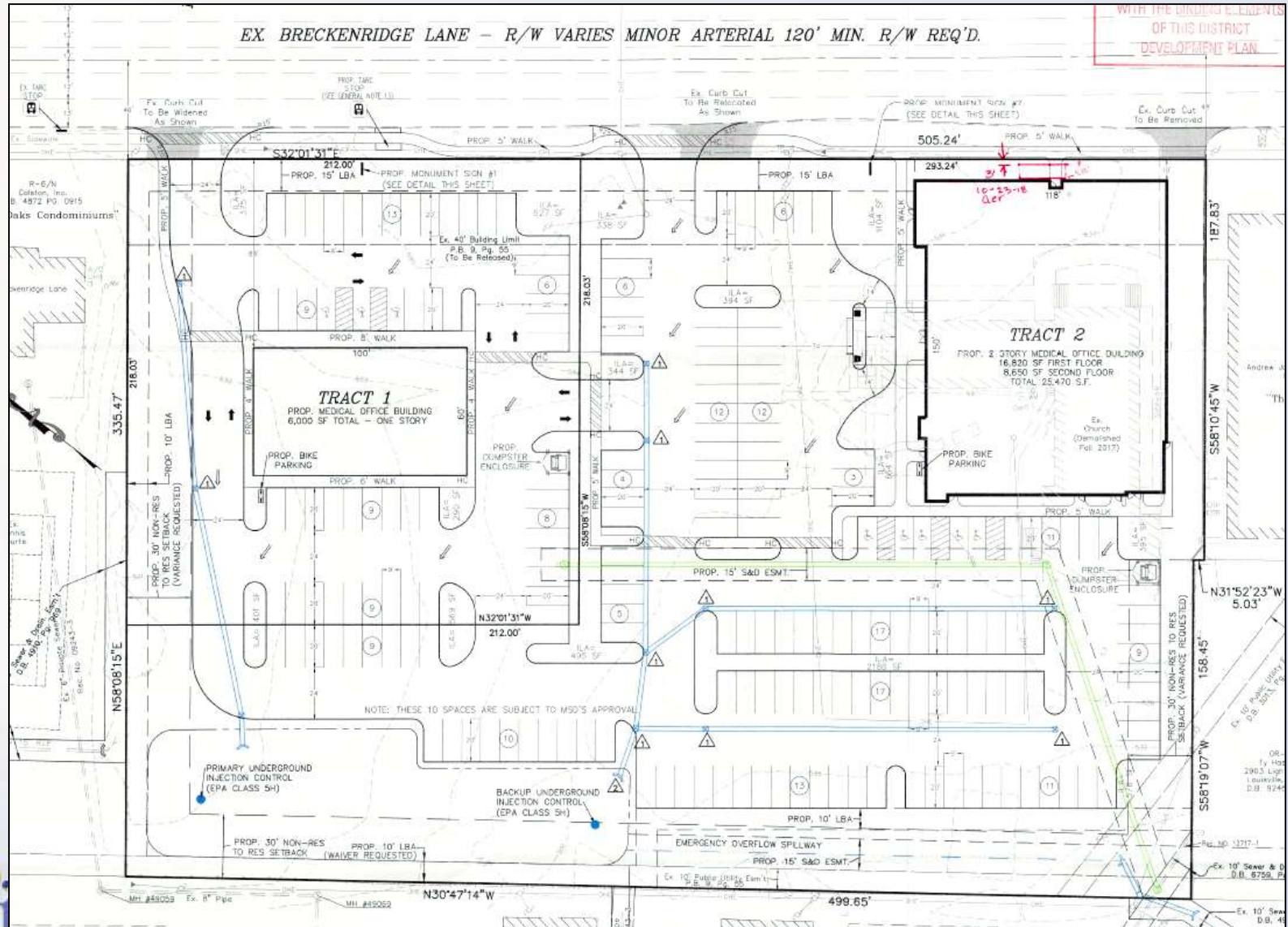
- **Change-in-Zoning** from OR-3 Office-Residential to C-1 Commercial on 1.02 acre
- **Waiver** of Land Development Code Section 10.2.4 to reduce landscape buffer along northwest property line and omit the landscape buffer abutting the C-1 site to the south and west
- **Revised Detailed District Development Plan**

Case Summary

- The site was recently rezoned under docket 17ZONE1054 from R-2/R-5 to OR-3 for medical offices.
- Only a portion of the site previously rezoned is proposed for commercial activities.
- The layout remains relatively the same as previously approved.



17ZONE1054



Renderings



Public Meetings

- Neighborhood Meeting on 1/8/2019
 - Conducted by the applicant, 16 people attended the meeting
- LD&T meeting on 2/28/2019
- Planning Commission public hearing on 3/21/2019
 - No one spoke in opposition.
 - The Commission recommended approval of the change in zoning from OR-3 to C-1 by a vote of 7-0 (three members were not present).