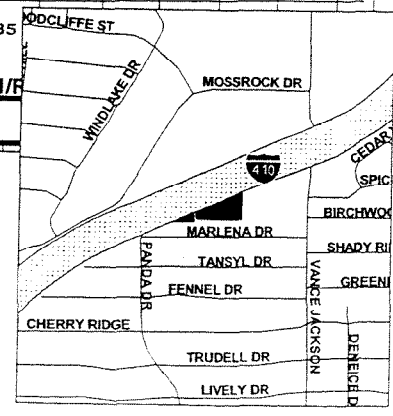


ZONING CASE: Z2002-182

City Council District NO. 1
 Requested Zoning Change
 From: "R-4,O-2" To: "C-2"
 Date: October 24, 2002
 Scale: 1" = 200"

Subject Property
 200' Notification

T-20
 E-1
 p. 581



CASE NO: Z2002182

Zoning Commission Meeting Date: October 01, 2002

Council District: 1

Ferguson Map: 581 E1

Appeal: No

Applicant:

Kaufman & Associates, Inc.

Owner:

Samuel Panchevre - 2730 NW Loop 410 L.L.C.

Zoning Request:

From "R-4" Residential Single-Family District and "O-2" Office District to "C-2 NA" Commercial Non Alcoholic Sales District.

Lots 21 and 23, Block 62, NCB 10591

Property Location:

2730 NW Loop 410

Applicants Proposal:

To be used for office furniture sales

Staff Recommendation:

Approval The subject property is currently a vacant convalescent hospital and fronts on Loop 410 Expressway, west of Vance Jackson. The subject property is adjacent to an existing subdivision to the south and office and commercial zoning and uses to the east. "C-2 NA" is appropriate at this location and will not adversely affect the surrounding area.

Zoning Commission Recommendation

Approval

VOTE

FOR	10
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2002182

ZONING CASE NO. Z2002182 October 1, 2002

Applicant: Kaufman & Associates, Inc.

Zoning Request: "R-4" Residential Single Family District and "O-2" Office District to
"C-2NA" Commercial Non Alcoholic Sales District.

Lucy Kephart, 100 W. Houston Street, representing the applicant, stated they are requesting this change in zoning to operate office furniture sales. She further stated they have made several attempt in contacting North Central Neighborhood Association and received no response. She further stated the structure would remain in tact however they will renovate the interior of the structure. She also stated they would provide a landscape buffer.

Evan Wedick, 11119 Aldean Street, stated the name of the business is Payless Office Furniture and they have been in business since 1951. He further stated the exterior of the building would remain the same. The only renovating will be on the interior of the building.

Staff stated there were 35 notices mailed out to the surrounding property owners, 4 returned in opposition and 7 returned in favor.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

The motions was made by Commissioner Kissling and seconded by Commissioner Grau to recommend approval.

1. Property is located on Lots 21 and 23, Block 62, NCB 10591 at 2730 Northwest Loop 410.
2. There were 35 notices mailed, 4 returned in opposition and 7 returned in favor.
3. Staff recommends approval.

AYES: Mehringer, Grau, Kissling, McGowan, Hophan, Sherrill, McAden, Avila, Morell, Martinez

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.