



# CASE NO: Z2003013

## Staff and Zoning Commission Recommendation - City Council

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**Date:** March 13, 2003

**Zoning Commission Meeting Date:** February 18, 2003

**Council District:** 4

**Ferguson Map:** 649 D8

**Appeal:** No

**Applicant:**

Rick Clarke

**Owner:**

Basil Taher

**Zoning Request:** From "RM-4" Residential Mixed District to "O-1" Office District.

Lot 32, Block 3, NCB 11189

**Property Location:** 315 Palo Alto Road

On the west side of Palo Alto Road between Cree and Hopi Streets

**Proposal:** To allow an office

**Neigh. Assoc. :** None

**Neighborhood Plan :** None

**TIA Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Approval.

"O-1" zoning would provide an appropriate buffer between the existing "C-2 NA" Commercial district to the north and residential uses/zoning to the south and west. Having residences front major thoroughfares is not considered a safe configuration for residential living. While we do not want to continue stripping-out our major thoroughfares with commercial uses, considering the development limitations and regulations of the "O-1" District, coupled with this residential lot's specific configuration (mid-block, fronting Palo Alto, adjacent to "C-2 NA"), "O-1" would be a fair and appropriate zoning classification.

**Zoning Commission Recommendation:**

Approval.

**CASE MANAGER :** Chris Looney 207-5889

**VOTE**

**FOR** 10

**AGAINST** 0

**ABSTAIN** 0

**RECUSAL** 0

**Z2003013**

**ZONING CASE NO. Z2003013** February 18, 2003

Applicant: Rick Clarke

Zoning Request: "RM-4" Residential Mixed District to "O-1" Office District.

Rick Clarke, applicant, stated he is requesting this change in zoning to allow the subject property to be used for offices. He further stated there would be no major construction added to the building.

Staff stated there were 26 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 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 motion was made by Commissioner Avila and seconded by Commissioner Cardenas-Gamez to recommend approval.

1. Property is located on Lots 22, 23 and the southern 117.5 feet of Lot 21, and the irregular 112.5 feet of Lot 24, Block 7, NCB 7890 at 1046 Stonewall.
2. There were 21 notices mailed, 0 returned in opposition and 5 in favor.
3. Staff recommends approval.

**AYES: Martinez, Grau, Cardenas-Gamez, McGowan, Hophan, Sherrill, McAden, Avila, Morell, Mehringer**

**NAYS: None**

THE MOTION CARRIED.

#### **RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.