

CASE NO: Z2003086

Staff and Zoning Commission Recommendation - City Council

Date: May 22, 2003

Zoning Commission Meeting Date: May 20, 2003

Council District: 10

Ferguson Map: 551 F-6

Appeal:

Applicant:

Kathleen T. Whitehead

Owner:

George Gordiany and Rosie Marie Gordiany

Zoning Request: From "R-6" Residential Single-Family District to "R-6 C " Residential Single-Family District with a Conditional Use for a Law Office

Lot 1, Block E, NCB 12112

Property Location: 9326 Oakledge

Proposal: Law office

Neighborhood Association: Forest Oak Neighborhood Association

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The subject property is currently a Single-Family residential structure. The property abutts "O-2" zoning and use to the Northeast. There is also "O-2" and Commercial zoning across Nacogdoches Road to the Northwest and North of subject property respectively. The following conditions are required in a residential zoning district unless approved otherwise by City Council:

1.) There shall be no exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure.

2.) No construction features shall be permitted which would place the structure out of character with the surrounding neighborhood.

3.) Business or office hours of operation shall not be permitted before 7:00 a.m. or after 6:00 p.m.

Staff recommends additional conditions:

1.) A six feet wooden privacy fence will be erected along the entire length of the rear yard property line of subject property.

2.) Predicated on the City Traffic Department approval, access to and egress from the property in question will be from Nacogdoches Road as opposed to using the Oak Ledge entrance, with the exception of the property owners and employees who may use the Oak Ledge entrance.

3.) No paving will be done on subject property that will adversely affect drainage of adjoining properties.

Zoning Commission Recommendation:

(Case will be heard by Zoning Commission on May 20, 2003)

VOTE

FOR 0

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Elvin J. Gant, Jr. 207-5876

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This case is to be scheduled to be heard at Zoning Commission on May 20, 2003.