



# CASE NO: Z2003063

## Staff and Zoning Commission Recommendation - City Council

Zoning Commission continuance from May 6, 2003

**Date:** June 26, 2003

**Zoning Commission Meeting Date:** June 03, 2003

**Council District:** 2

**Ferguson Map:** 552 D8

**Appeal:** No

**Applicant:** Owner

Paul D Evans

Paul D Evans

**Zoning Request:** From "R-5" Residential Single-Family District to "O-1" Office District  
Lot 8, Block 1, NCB 11900

**Property Location:** 4466 Walzem Road

South side of Walzem Road approximately 104 feet west of North Heights

**Proposal:** To permit a drapery design studio

**Neighborhood Association:** None

**Neighborhood Plan:** None

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

### Staff Recommendation:

Approval. This section of Walzem Rd. has developed with commercial uses on both sides of the street. The requested "O-1" office zoning is compatible with the adjacent development.

### Zoning Commission Recommendation

Denial of the originally requested "O-2" Office

**CASE MANAGER :** Fred Kaiser 207-7942

### VOTE

<b>FOR</b>	10
<b>AGAINST</b>	0
<b>ABSTAIN</b>	0
<b>RECUSAL</b>	0

**Z2003063**

**ZONING CASE NO. Z2003063 May 6, 2003**

Applicant: Paul D. Evans

Zoning Request: "R-5" Residential Single Family District to "O-2" Office District.

Applicant/Representative not present.

Staff stated there were 20 notices mailed out to the surrounding property owners, 0 returned in opposition and 4 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 Grau and seconded by Commissioner Sherrill to recommend a continuance until June 3, 2003.

1. Property is located on Lot 8, Block 1, NCB 11900 at 4466 Walzem Road.
2. There were 20 notices mailed, 0 returned in opposition and 4 in favor.
3. Staff recommends denial.

**AYES: Martinez, Grau, Cardenas-Gamez, Kissling, Hophan, Sherrill, Avila, Mehringer**

**NAYS: None**

**THE MOTION CARRIED.**

**ZONING CASE NO. Z2003063 – June 3, 2003**

Applicant: Paul D. Evans

Zoning Request: "R-5" Residential Single Family District to "O-2" Office District.

Applicant/Representative not present.

Staff stated there were 20 notices mailed out to the surrounding property owners, 0 returned in opposition and 4 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.

**Z2003063**

**COMMISSION ACTION**

The motion was made by Commissioner McGowan and seconded by Commissioner Grau to recommend denial.

1. Property is located on Lot 8, Block 1, NCB 11900 at 4466 Walzem Road.
2. There were 20 notices mailed, 0 returned in opposition and 4 in favor.
3. Staff recommends denial as requested and approval of "O-1".

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

**NAYS: None**

**THE MOTION CARRIED.**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.