



ZONING CASE: Z2003-233

City Council District NO. 4
 Requested Zoning Change
 From: "O-1" To "NC"
 Date: January 8, 2004
 Scale: 1" = 200'

■ Subject Property
 ○ 200' Notification

T-0
 P.649
 D-8



C:\DEC_2_2003

CASE NO: Z2003233

Staff and Zoning Commission Recommendation - City Council

Date: January 08, 2004

Zoning Commission Meeting Date: December 16, 2003

Council District: 4

Ferguson Map: 649 D8

Appeal: No

Applicant: Owner

Rick Clarke Basil Taher

Zoning Request: From "O-1" Office District to "NC" Neighborhood Commercial District

Lot 32, Block 3, NCB 11189

Property Location: 315 Palo Alto Road

West side of Palo Alto Road between Cree Street and Hopi Street

Proposal: To operate a beauty shop

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. "NC" zoning would provide an appropriate buffer between the existing "C-2 NA" Commercial district to the north, and residential use/zoning to the south and west. "NC" zoning is intended to provide small areas for offices, professional services, and retail uses all designed in scale with surrounding residential development. The requested zoning is in keeping with the development scheme in the area, and will have no adverse impact on other properties therein.

Zoning Commission Recommendation:

Approval

VOTE

FOR 8

AGAINST 0

ABSTAIN 0

RECUSAL 0

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

Z2003233

ZONING CASE NO. Z2003233 – December 16, 2003

Applicant: Rick Clarke

Zoning Request: "O-1" Office District to "NC" Neighborhood Commercial District

Rick Clarke, 315 Palo Alto, applicant, stated the purpose of this request is to operate a beauty shop on the subject property. He stated he has been in contact with the surrounding neighbors who are in support of this request.

Staff stated there were 23 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 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 McAden to recommend approval.

1. Property located on Lot 32, Block 3, NCB 11189 at 315 Palo Alto.
2. There were 23 notices mailed, 0 returned in opposition and 1 in favor
3. Staff recommends approval.

AYES: Martinez, Kissling, Dutmer, Dixon, Sherrill, McAden, Avila, Peel

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing