



ZONING CASE: Z2003-198

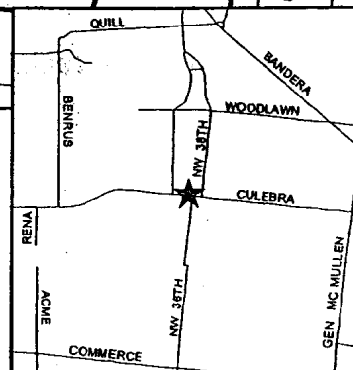
City Council District NO. 7
 Requested Zoning Change
 From: "R-5" To "C-2"
 Date: November 13, 2003
 Scale: 1" = 150'

 Subject Property
 200' Notification

I-0
 p.568
 C-5



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CASE NO: Z2003198

Staff and Zoning Commission Recommendation - City Council

Date: November 13, 2003

Zoning Commission Meeting Date: October 21, 2003

Council District: 7

Ferguson Map: 615 A1

Appeal: No

Applicant: Owner
Sadruddin Sarfani Sadruddin Sarfani

Zoning Request: From "R-5" Residential Single-Family District to "C-2" Commercial District
Lot 12, Block 1, NCB 9645

Property Location: 3535 Culebra Road

Proposal: To match the abutting property to the west "C-2" zoning. Both properties are owned by the applicant.

Neighborhood Association: Third World and Loma Park Neighborhood Associations

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. Subject property is undeveloped land that abuts "C-2" and "C-3" zoning to the west and east respectively. The property also abuts "R-5" zoning to the north. There is "C-2" zoning across Culebra Road south of subject property. The requested zoning is compatible with the zoning scheme in the neighboring community, and will have no adverse impact on other properties in the area.

Zoning Commission Recommendation:

Approval

<u>VOTE</u>	
FOR	6
AGAINST	0
ABSTAIN	0
RECUSAL	0

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

Z2003198

ZONING CASE NO. Z2003198 – October 21, 2003

Applicant: Sadruddin Sarfani

Zoning Request: "R-5" Residential Single Family District to "C-2" Commercial District.

Gilbert Jimenez, 1405 Southton, representing the applicant, stated the purpose of this request is to consolidate the lots. They have not intended use at this time.

Staff stated there were 17 notices mailed out to the surrounding property owners, 2 returned in opposition and 0 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 Sherrill and seconded by Commissioner McAden to recommend approval.

1. Property is located on Lot 12, Block 1, NCB 9645 at 3535 Culebra Road.
2. There were 17 notices mailed, 2 returned in opposition and 0 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.