

----- Notices Mailed
 ----- In Opposition
 ----- In Favor

ZONING CASE: Z2003-241 C

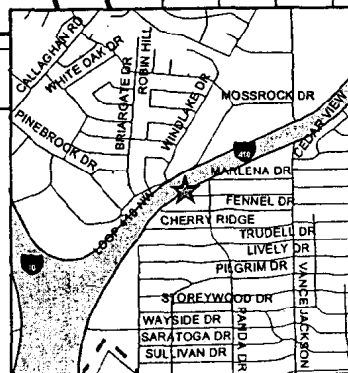
City Council District NO. 1
 Requested Zoning Change
 From: "R-4" To "R-4 C"
 Date: January 22, 2004
 Scale: 1" = 200'

[Shaded Box] Subject Property
 [Circle] 200' Notification

T-0
 p.581
 E-1



C:\DEC_2_2003



CASE NO: Z2003241 C

Staff and Zoning Commission Recommendation - City Council

Date: January 22, 2004

Zoning Commission Meeting Date: December 16, 2002

Council District: 1

Ferguson Map: 581 E1

Appeal: No

Applicant:

Shawnee, Ltd. (Edsel Jones,
Partners)

Owner:

Shawnee, Ltd. (Edsel Jones, Partners)

Zoning Request: From "R-4" Residential Single Family District to "R-4 C" Residential Single-Family District with Conditional Approval for a Professional Office

Lot 6, Block 60, NCB 10589

Property Location: 223 Tansyl Drive

Proposal: For commercial use

Neighborhood Association: Dellview Neighborhood Association

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval: The subject property is undeveloped and is zoned "R-4" Residential Single-Family District. The subject property has frontage on Loop 410 and Tansyl Drive. Development at this location of any use other than single-family residential is potentially disruptive to the neighborhood. Development at this location of a conditional office has the lowest potential for neighborhood disruption.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Fred Kaiser 207-7942

VOTE

FOR	8
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2003241 C

ZONING CASE NO. Z2003241 – December 16, 2003

Applicant: Shawnee, Ltd.

Zoning Request: "R-4" Residential Single Family District to "C-1" Commercial District.

Dianne Garibay, 109999 IH 10, representing the owner, stated their intent is to operate professional offices on the subject property.

Staff stated there were 24 notices mailed out to the surrounding property owners, 5 returned in opposition and 1 returned in favor and no response from Dellview Neighborhood Association.

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 Kissling and seconded by Commissioner McAden to recommend approval of "R-4" C for a professional office use.

1. Property located on Lot 6, Block 60, NCB 10589 at 223 Tansyle Drive.
2. There were 24 notices mailed, 5 returned in opposition and 1 in favor
3. Staff recommends denial as requested and approval of "R-4" C for a real estate office.

AYES: Martinez, Kissling, Dutmer, Dixson, Sherrill, Avila, Peel

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.