

CASE NO: Z2004087

Staff and Zoning Commission Recommendation - City Council

Date:

May 13, 2004

Zoning Commission Meeting Date: April 20, 2004

Council District:

8

Ferguson Map:

549 C6

Appeal:

No

Applicant:

Owner

Rod Robertson

Rod Robertson

Zoning Request:

From "I-1" General Industrial District to "C-3" General Commercial District

Lot 11, NCB 16466

Property Location:

3847 Parkdale

Proposal:

For retail use

Neighborhood

None

Association:

None

TIA Statement:

A Traffic Impact Analysis is not required

Staff Recommendation:

Neighborhood Plan:

Approval. The commercial development pattern has been established in the area. The "I-1" zoning is not representative of the actual uses to the north and south. With the adoption of the 2001 Unified Development Code the I-1 zoning prohibited many of the retail uses, which are better suited for this area. The Commercial Zoning will allow for more compatible uses.

Zoning Commission Recommendation

Approval		VOIE	
		FOR	8
CASE MANAGER :		AGAINST	0
	Richard Ramirez 207-5018	ABSTAIN	0
		RECUSAL	0

Z2004087

ZONING CASE NO. Z2004087 – April 20, 2004

Applicant: Rod Robertson

Zoning Request: "I-1" General Industrial District to "C-3" General Commercial District.

Andy Guerrero, 3134 Renker, representing the applicant, stated the purpose of this down zone is to develop retail use on the subject property.

Staff stated there were 5 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 Stribling and seconded by Commissioner Grau to recommend approval.

- 1. Property is located on Lot 11, NCB 16466 at 3847 Parkdale.
- 2. There were 5 notices mailed, 0 returned in opposition and 1 in favor.

3. Staff recommends approval.

AYES: Grau, Dutmer, Dixson, Sherrill, McAden, Avila, Stribling, Peel

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.