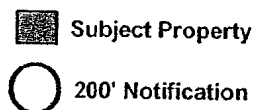


# **ZONING CASE: Z2004-072**

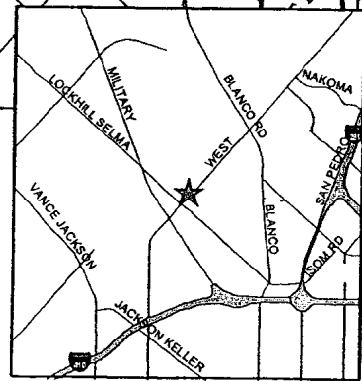
City Council District NO. 9  
 Requested Zoning Change  
 From: "R-5" To "O-1"  
 Date: May 13, 2004  
 Scale: 1" = 200'



**B-5**  
p.550



C:\APR\_6\_2004  
 (Z.A.)



# CASE NO: Z2004072

## Staff and Zoning Commission Recommendation - City Council

---

**Date:** May 13, 2004

**Zoning Commission Meeting Date:** April 06, 2004

**Council District:** 9

**Ferguson Map:** 550 B5

**Appeal:** No

**Applicant:** Owner

Jeff D. Thomson Jeff D. Thomson

**Zoning Request:** From "R-5" Residential Single-Family District to "O-1" Office District  
Lot 12, Block 21, NCB 11737

**Property Location:** 10603 West Avenue  
East of the intersection of Anchor and West Avenue

**Proposal:** To construct an office building

**Neighborhood Association:** Lockhill Estates & Greater Harmony Hills Neighborhood Association

**Neighborhood Plan:** None

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

**Staff Recommendation:**

Approval. Subject property is undeveloped land that abuts "R-5" Residential Single-Family zoning to the northeast, and across West Avenue and Anchor Drive to the southeast, and south respectively. There is "O-2" Office District zoning across Anchor Drive northwest of subject property. The Unified Development Code encourages "office uses" for properties that have arterial or collector street access. Subject property is located off West Avenue, a major arterial. The requested zoning would be a good transition between the "O-2" zoning across Anchor Drive northwest of subject property, and the "R-5" zoning to the northeast.

**Zoning Commission Recommendation:**

Approval

**VOTE**

**FOR** 10

**AGAINST** 0

**ABSTAIN** 0

**RECUSAL** 0

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

**Z2004072**

**ZONING CASE NO. Z2004072** – April 6, 2004

Applicant: Jeff D. Thomson

Zoning Request: "R-5" Residential Single Family District to "O-1" Office District.

Robert Thomson, representing the applicant, stated they are proposing to construct a small neighborhood professional office building on the subject property. He further stated the egress/ingress would be off Anchor Drive. He further stated he has been working with City staff to address the traffic issues. They have also offered to provide restrictive covenants in place once the zoning takes effect. He further stated they also would provide sidewalk around the property.

Staff stated there were 12 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and Greater Harmony Hills Neighborhood Association is 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 McAden and seconded by Commissioner Grau to recommend approval.

1. Property is located on Lot 12, Block 21, NCB 11737 at 10603 West Avenue.
2. There were 12 notices mailed, 0 returned in opposition and 2 in favor.
3. Staff recommends approval.

**AYES: Martinez, Grau, Kissling, Dutmer, Dixon, Sherrill, McAden, Avila, Stribling, Peel**

**NAYS: None**

**THE MOTION CARRIED**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.